

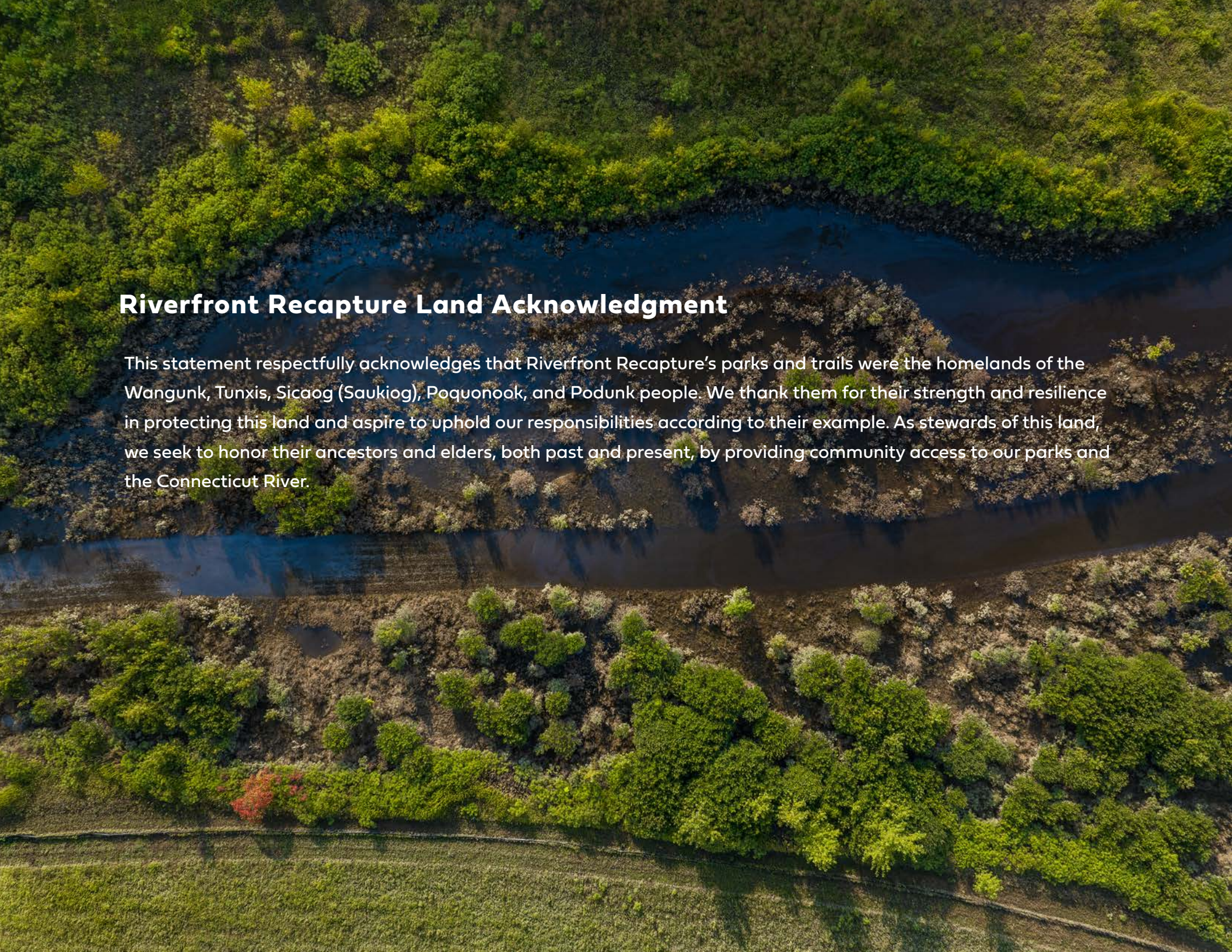
An aerial rendering of a park master plan. The scene shows a large body of water in the foreground, with a dense forest of green trees along the shoreline. A winding path leads from the water towards a central area with a gazebo and a small building. In the background, a city skyline is visible under a cloudy sky. The text "Riverfront Recapture Future Park Master Plan" is overlaid in the center, and "January 2025" is in the bottom right. The "RIVERFRONT RECAPTURE" logo is in the bottom right corner.

Riverfront Recapture Future Park Master Plan

January 2025

**RIVERFRONT
RECAPTURE**

A graphic element consisting of three wavy lines, representing water, located below the "RIVERFRONT RECAPTURE" text.

An aerial photograph of a river winding through a lush, green forest. The river is dark and calm, reflecting the surrounding trees. The forest is dense with various shades of green, indicating different types of trees and vegetation. The river flows from the upper left towards the lower right of the frame.

Riverfront Recapture Land Acknowledgment

This statement respectfully acknowledges that Riverfront Recapture's parks and trails were the homelands of the Wangunk, Tunxis, Sicaog (Saukiog), Poquonook, and Podunk people. We thank them for their strength and resilience in protecting this land and aspire to uphold our responsibilities according to their example. As stewards of this land, we seek to honor their ancestors and elders, both past and present, by providing community access to our parks and the Connecticut River.

Project Acknowledgments

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Senator Doug McCrory
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The William and Alice Mortensen Foundation
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Riverfront Recapture leads a site tour of the future park site for local community members.

A Message from Riverfront Recapture's President & CEO

In 2019, thanks to a generous gift from the Richard P. Garmany Fund at the Hartford Foundation for Public Giving, Riverfront Recapture acquired 60 acres of privately owned riverfront land in northeast Hartford and the Wilson-Deerfield section of Windsor. This acquisition set the stage for connecting Hartford to Windsor via the Joe Marfuggi Riverwalk—a 2.5-mile multi-modal trail—and provided an opportunity to plan and build a new park for the community directly on the Connecticut River.

In 2023, we launched the master planning process committed to building a park that truly serves its future users through an open and inclusive community engagement effort. I'm proud to say that more than 2,000 community members shared their vision for what this space could become. Our design team traveled across the city and region, listening to residents who told us how the levee system, highways, and landfill had long isolated the northeast Hartford community from the river. People expressed a deep desire for water access and a park where everyone feels welcome. Together, we have crafted a vision to meet those needs.

At Riverfront Recapture, our mission is simple: connect people with the Connecticut River. This park will fulfill that mission by reconnecting communities that have, despite their proximity, been cut off from the river for decades. It will be a place for everyone to gather, play, and enjoy the beauty of the riverfront.

Special thanks to all who generously shared their hopes and aspirations for our future park, to Hargreaves Jones and their talented multi-disciplinary consultant team for shaping this inspiring vision, and to the Riverfront Recapture team for their tireless work and dedication.

A handwritten signature in dark ink, appearing to read "Michael Zaleski", with a stylized flourish at the end.

Michael Zaleski
President & CEO



Visitors experience the Connecticut River at the Future Park Master Plan Community Celebration (September 2024).

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Riverfront Recapture's future park site, viewed from Windsor Meadows State Park towards Downtown Hartford (June, 2023).

EXECUTIVE SUMMARY

Riverfront Recapture's Future Park: Connecting People with the Connecticut River

Riverfront Recapture's future park will transform 60+ acres of riverfront land into a thriving community park, offering the Hartford/Windsor community unprecedented access to the Connecticut River, a regional trail extension, a broad range of nature-based and water-based recreational programming, and adjacent development that connects the park to local neighborhoods.

A POWERFUL & MEMORABLE PLACE

Over the last century, construction of flood control levees, high-speed rail, and interstate highway infrastructure have progressively disconnected communities in Hartford and Windsor from the Connecticut River. Riverfront Recapture's future park is a generational opportunity to create a significant public park that dramatically expands access for all to the natural resources, recreational opportunities, and inspiring beauty of the Connecticut River.

To create a powerful and memorable place, the future park celebrates the river's daily and seasonal dynamism, centered on a sculptural cove that pulls the water deep into the site and towards the urban life of local communities. A diverse landscape of woodlands, wetlands, open lawns, and meadows weave together to encourage deep immersion within this riverfront environment. Trails throughout the park connect distinct destinations with activities for all ages, backgrounds, and interests. The park vision includes places to play, rest, eat, learn, gather, celebrate, watch the water, and launch a boat.

The vision for this park reflects the broad feedback from the community and stakeholders. This is a park for everyone, created in close collaboration with those that will use it for generations to come.





Future Park Vision The future park sits on the Hartford/Windsor line, connecting communities across highway, rail, and flood dikes to connect with the Connecticut River.

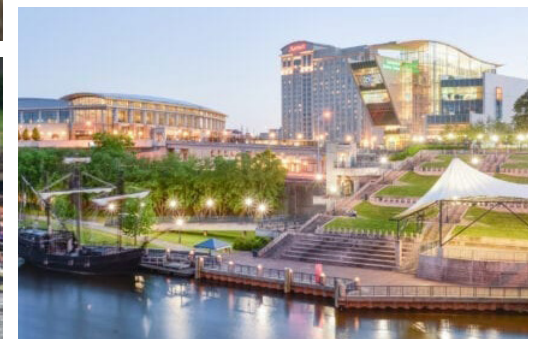
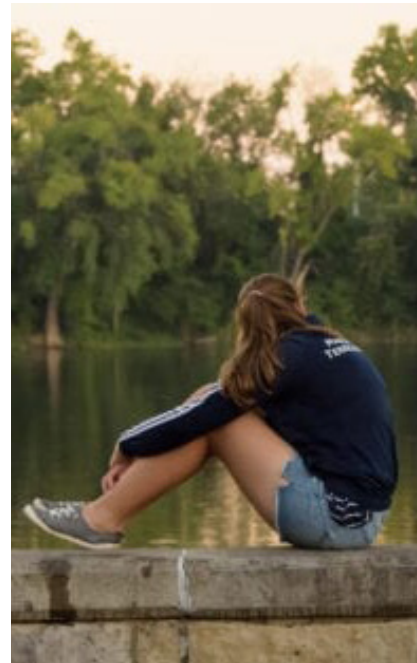
CONNECTING COMMUNITIES WITH THE RIVER

Since 1981, Riverfront Recapture has been revitalizing the banks of the Connecticut River – transforming overgrown and inaccessible natural resource long walled off by flood dikes, rail corridors, and Interstate 91 into a four public parks connected by riverfront trails. The future park will be a significant addition to this network, expanding regional connections and offering new ways for connection with the Connecticut River.

Located on the Connecticut River and spanning from the City of Hartford to the Town of Windsor, the site reflects a century of significant infrastructural change along the Connecticut River. Sitting just north of the Hartford levee system, and east of both active rail tracks and I-91, the site experiences seasonal flooding—making for a dynamic landscape that engages the river as a key feature of the design. This is a park that will welcome the water, showcasing a landscape that transforms during daily tidal fluctuations, as well as during seasonal high waters that will cover large expanses of the park – strategically designed for select accessible routes to remain above floodwaters, that allows access and experience of this powerful riparian corridor in all conditions.

Riverfront Recapture's future park presents a generational opportunity to transform this stretch of the Connecticut River, which is currently disconnected from the urban fabric of Hartford and Windsor – a physical and environmental change that reveals and showcases the Connecticut River, and promotes a broad range of opportunities for the local and regional visitors who will benefit from this significant public resource. The vision for it which has received substantial input from the community and stakeholders during the planning process, unites the priorities and aspirations of Riverfront Recapture and the community into a significant recreational and ecological destination that connects visitors to each other and to the river.

RIVERFRONT RECAPTURE





Existing Conditions The future park site was historically used for agriculture and light industry, and is surrounded by infrastructural barriers that have long prevented public access to this remarkable riverfront landscape.

KEY PARK FEATURES

The park's expansive site presents a unique opportunity for reimagining public engagement with a more accessible and dynamic riverfront. Key components of the plan include:

Joe Marfuggi Riverwalk

A shared-use trail will connect with the Windsor Riverwalk, linking the region from South Windsor to the south end of Hartford and East Hartford.

Garmany Cove

The cove anchors the park, reaching far into the site to bring the water to the edge of the community plaza. Perfect for boating of all skill levels, the cove not only provides recreational opportunities, but also water storage during flood events, and critical habitat for local ecosystems.

Riverfront Ecologies

The site will be home to distinct yet connected ecological zones. The woodland forest, upland meadow, cove wetland, and stormwater wetland all work together to provide habitat, ecosystem services, and education at the park.

Water Access

Visual and physical connection to the water is prioritized throughout the park. Visitors can view the water from overlooks, the hill, the plaza, or iconic bridge. Boaters can launch their watercrafts into the cove from public floating docks. River paddlers can pull up near Deckers Brook for a day trip or overnight camping visit to explore the fishing pier and cove edges.





EXECUTIVE SUMMARY

Community Amenities

The future park will include community plazas with shade, public art, and water elements. There will be playgrounds, picnic lawns, outdoor classrooms, play and performance hills, and multi-use public plazas.

Park Structures

Throughout the park are numerous structures to support the programs and events happening on site. Structures include shade and event pavilions, a nature learning pavilion, a community stage, an iconic bridge crossing the cove, and a water access facility that will provide public amenities and restrooms to park visitors.

Public Art & Storytelling

The future park will provide interpretation opportunities for the history of the community and the site through public art, interactive elements, signage and wayfinding.

Community Programming

The site will provide space for community-oriented and community-led programs. Rentable pavilions, public plazas, and great lawns are the perfect places for local groups to put on a show or host a market.

Windsor Meadows State Park

The future park will incorporate 16-acres of previously inaccessible public land through a management agreement with the State of Connecticut.

Commercial Development

Approximately 10 acres of uplands will be dedicated to commercial development and will be raised out of the floodplain utilizing the soil from Garmany Cove. Potential uses may include residential for active seniors and/or young professionals, park-oriented retail and active uses, and recreation-oriented hospitality.





Diverse Riverfront Experiences will offer direct water access for all, with broad calm waters for recreational boating and thriving riparian wetland edges.

NEW PARK BENEFITS & COMMUNITY PRIORITIES

The new park will support the Hartford and Windsor communities by creating a place to gather, explore, learn, rest, and play.



Connectivity & Access

The park will connect to local and regional communities, supporting multi-modal access to the site, as well as through the park.



Mental Health & Wellness

The park will provide high-quality outdoor space for recreation, exercise, play, respite, and general well-being.



Diverse & Year-Round Uses

The park will support a broad range of uses for visitors of all ages and backgrounds, with a focus on experiences that connect communities to the Connecticut River.



Ecological Benefits

The park will provide a thriving riparian habitat, promote sustainability, and offer opportunities for people to learn about and support urban ecological resiliency.



Sense Of Community & Identity

The park will be a destination and resource for diverse groups to connect, providing a welcoming common ground for family, friends, and neighbors.



Local Opportunities

The park will partner with local organizations and businesses for events and programming.





Riverfront Transformation The future park weaves together diverse riparian landscapes to support local communities and wildlife.

COMMUNITY-BASED PLANNING PROCESS

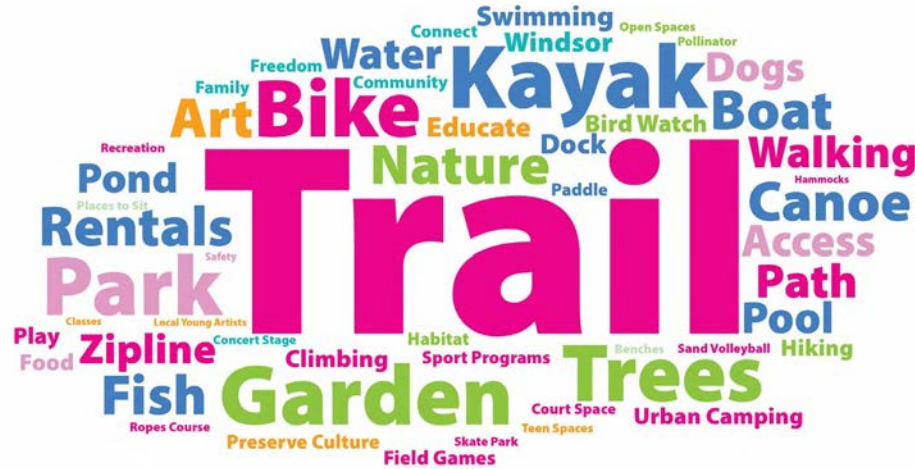
Riverfront Recapture, along with the Hargreaves Jones planning team, have worked closely with community members, local leaders, and other key stakeholders to develop the vision for the future park.

From the start, Riverfront Recapture has brought the planning process to the community. Hive Public Space, an Urban Design and Placemaking studio, led an inclusive community engagement process. Using various methods, they engaged a range of local voices. This feedback has been at the heart of the planning process. In addition to community site walks and visioning workshops, focused stakeholder interviews and pop-ups at local businesses, schools, and community events have sparked important conversations with those who know Hartford and Windsor best.

Riverfront Recapture has reached more than 2,000 people during the master planning process, through a broad range of engagement opportunities:

- 1 Community Celebration
- 2 Surveys
- 3 Visioning Workshops
- 4 Advisory Committee Meetings
- 17 Stakeholder Interviews
- 10 Pop-Up Events
- 40 Community Site Walks





"The highway divided us, the riverfront will bring us together."

"Think big—this is a once in a generation chance!"

"A place for community with activities for all ages, festivals, and recreation along with providing homes to the nature and animals that currently inhabit the space where they can be safe and free."

"A destination for passive and active recreation, entertainment, and new opportunities to experience solo and with community."

"Year-round activities with a focus on getting people there. Not just another park with benches. I think this can support more robust programming and a range of activities."



CHAPTER 1

CONTEXT & EXISTING CONDITIONS

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1.1 Riverfront Recapture

HISTORY & MISSION

Since 1981, Riverfront Recapture has led the effort to revitalize the Connecticut River in Hartford and East Hartford. They have transformed the riverfront from an overgrown area walled off by flood levee systems and cut off by Interstate 91 into four public parks connected by riverwalks. Riverfront Recapture parks connect visitors with the Connecticut River, and are a destination for people across the region for both passive recreation opportunities as well as for running, biking, and rowing.

FUTURE PARK OPPORTUNITY

The 60-acre site was purchased by Riverfront Recapture in 2019 with the vision of reconnecting communities directly with the Connecticut River. Located just north of the Hartford levee system, and east of I-91, Windsor Ave, and active rail tracks, the site is an opportunity to restore access for people to the diverse natural and recreational resources of this dynamic riverfront. Broadening the programming and physical reach of Riverfront Recapture's existing parks and trails system, the future park will also include 16 acres of currently inaccessible state park land.



We connect people with the Connecticut River

PARK VISITORS
803,866

SPORTS LEAGUE PARTICIPANTS
2,300

HARTFORD TRAIL USAGE, AUGUST
28,427

VOLUNTEERS
1,153

FREE PUBLIC EVENTS
149

HEAD OF THE RIVERFRONT ATHLETES
5,100

BOATS LAUNCHED
2,127

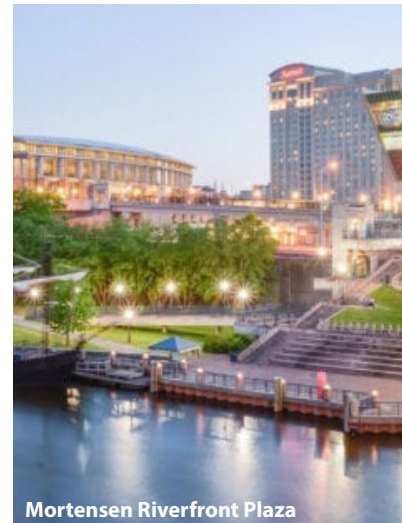
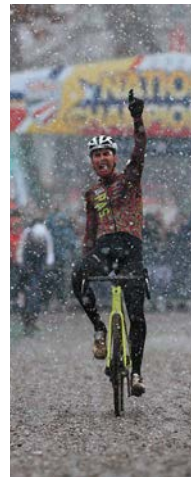
FITNESS CLASS ATTENDEES
1,338

EAST HARTFORD TRAIL USAGE, MAY
14,693

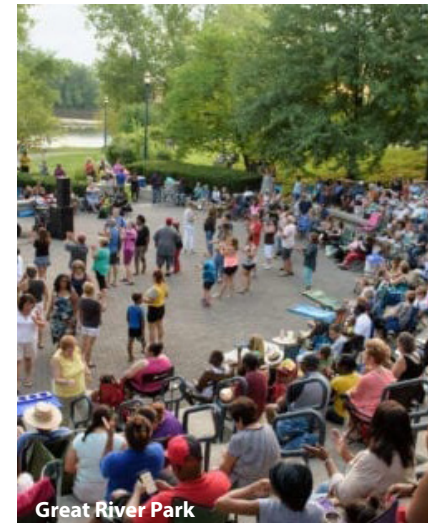
ROWING ATTENDANCE
28,625

NEW PARK TOUR ATTENDEES
240

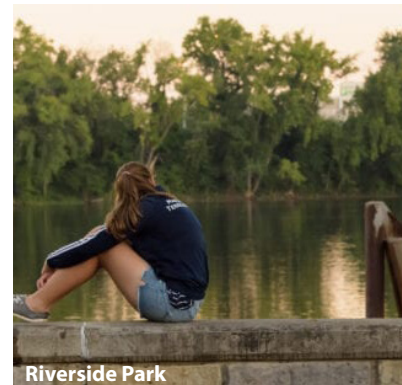
RIVERFRONT RECAPTURE



Mortensen Riverfront Plaza



Great River Park



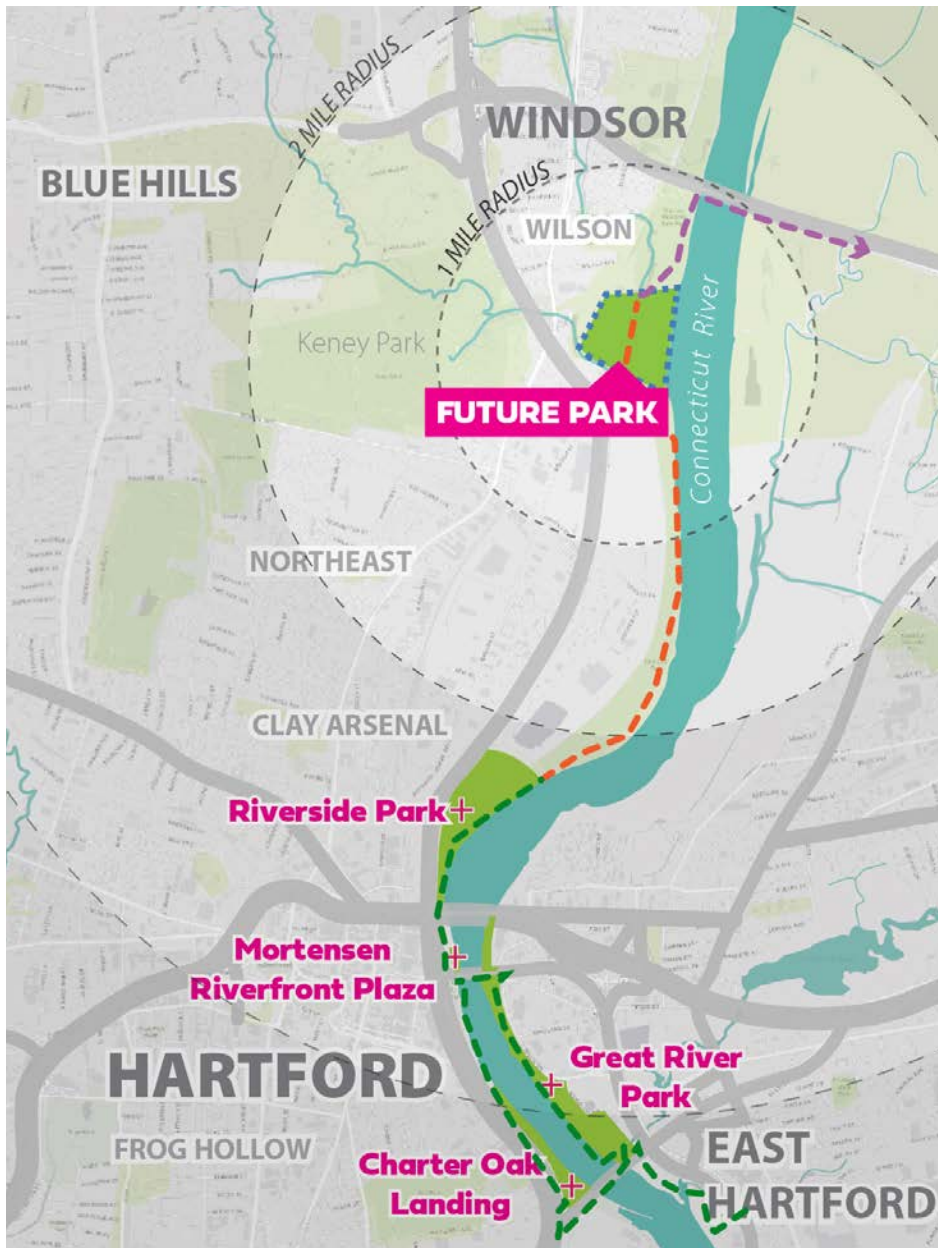
Riverside Park



Charter Oak Landing



Riverfront By The Numbers 2024 Visitors, park programming, and community events support an active, vibrant, and accessible Connecticut Riverfront.



Riverfront Recapture's Park System Riverfront Recapture has a remarkable four-decade legacy of successful experience managing, operating, maintaining, and programming four beloved parks and a network of trails that connect communities with the Connecticut River – our greatest shared natural resource.

Riverside Park



Boat launch, picnic tables, charcoal grills, sand volleyball court, cricket & football fields, playground, fishing access, sculpture installations, drinking fountain, restrooms, walkways, bike racks, & wooded trails

Mortensen Riverfront Plaza



Performance facilities, public boat cruises, fishing access, sculpture installations, elevator, walkways, drinking fountain, restrooms, and bike racks

Great River Park



Boat launch, picnic tables, charcoal grills, performance facilities, fishing access, sculpture installations, walkways, playground, fitness station, & drinking fountain

Charter Oak Landing



Boat launch, fishing access, playground, picnic tables, walkways, restrooms, bike racks, & charcoal grills

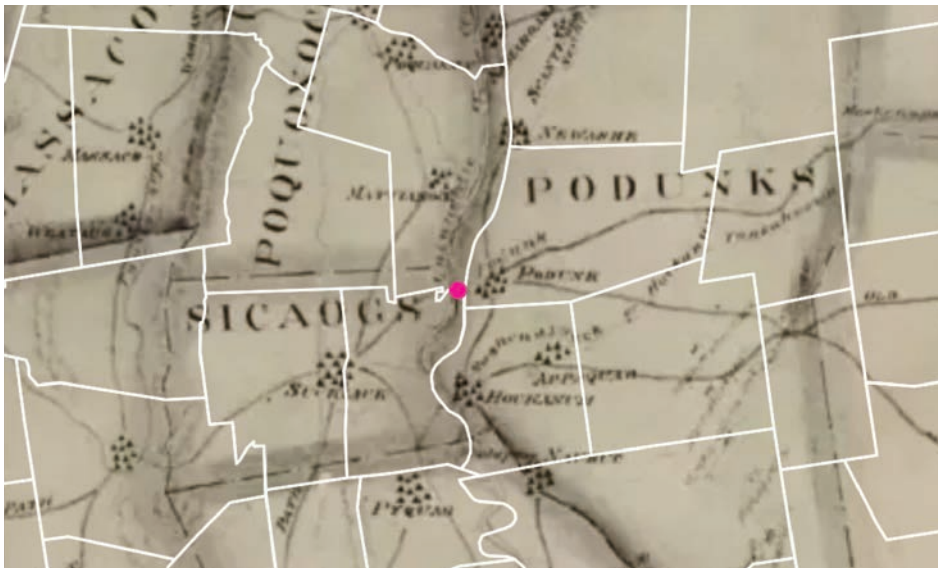


Riverfront Recapture's Future Park Site Located North of the Hartford Dike System, east of I-91 and active rail, the future parks site has long been inaccessible to the community.

1.2 Existing Site Conditions

LAYERED HISTORY | People, Land, & Water

Located on the west bank of the Connecticut River, the site's past is intrinsically linked to that of the river. The dynamism of the Connecticut River is essential to its compelling character and layered history. This legacy extends from the formation of the Connecticut River itself, carving the land to east and west; to the stewardship and cultivation of the land by Indigenous peoples. This legacy also includes the founding of Hartford and Windsor; construction of flood control and transportation infrastructure; and the use of the rich riparian banks for agricultural production and later materials mining and dumping of urban construction debris.

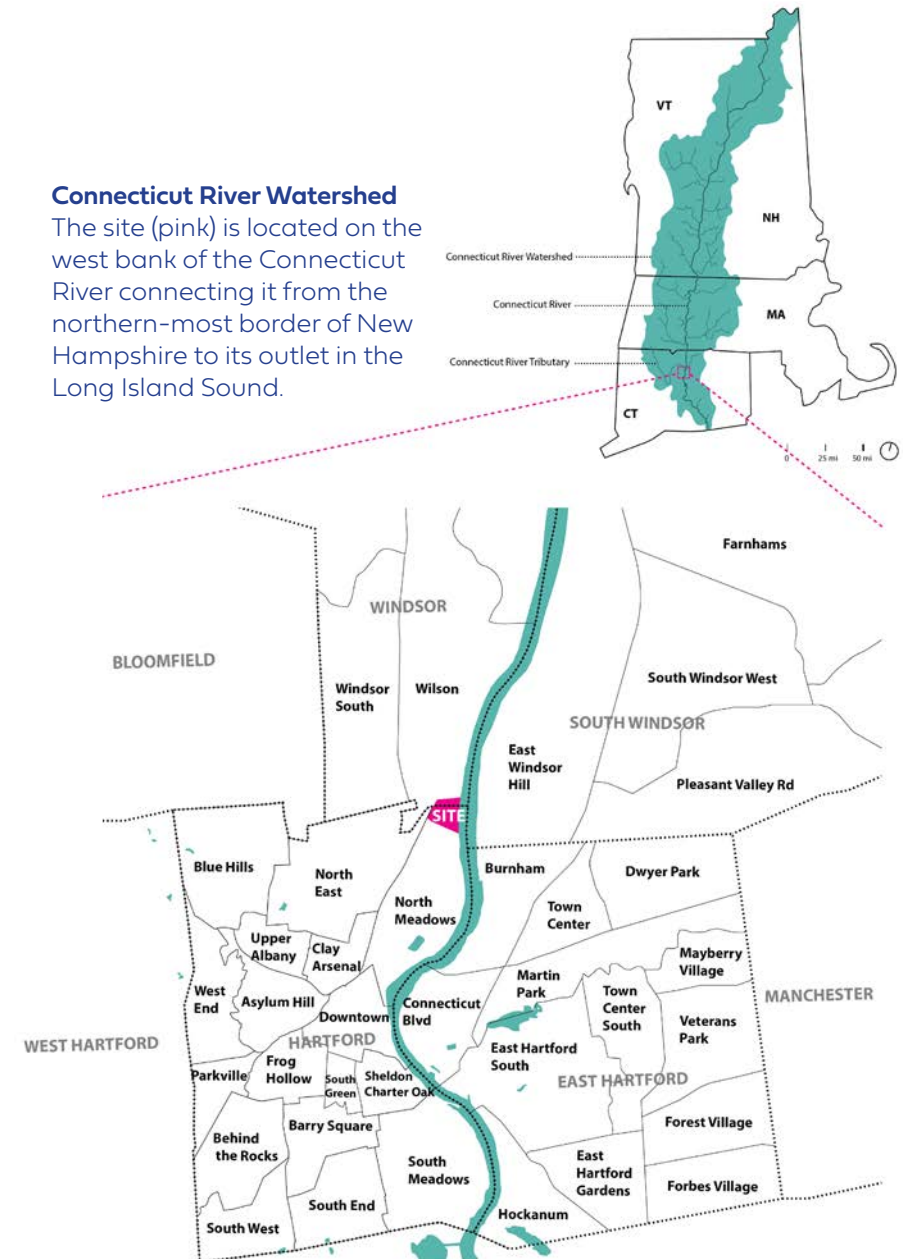


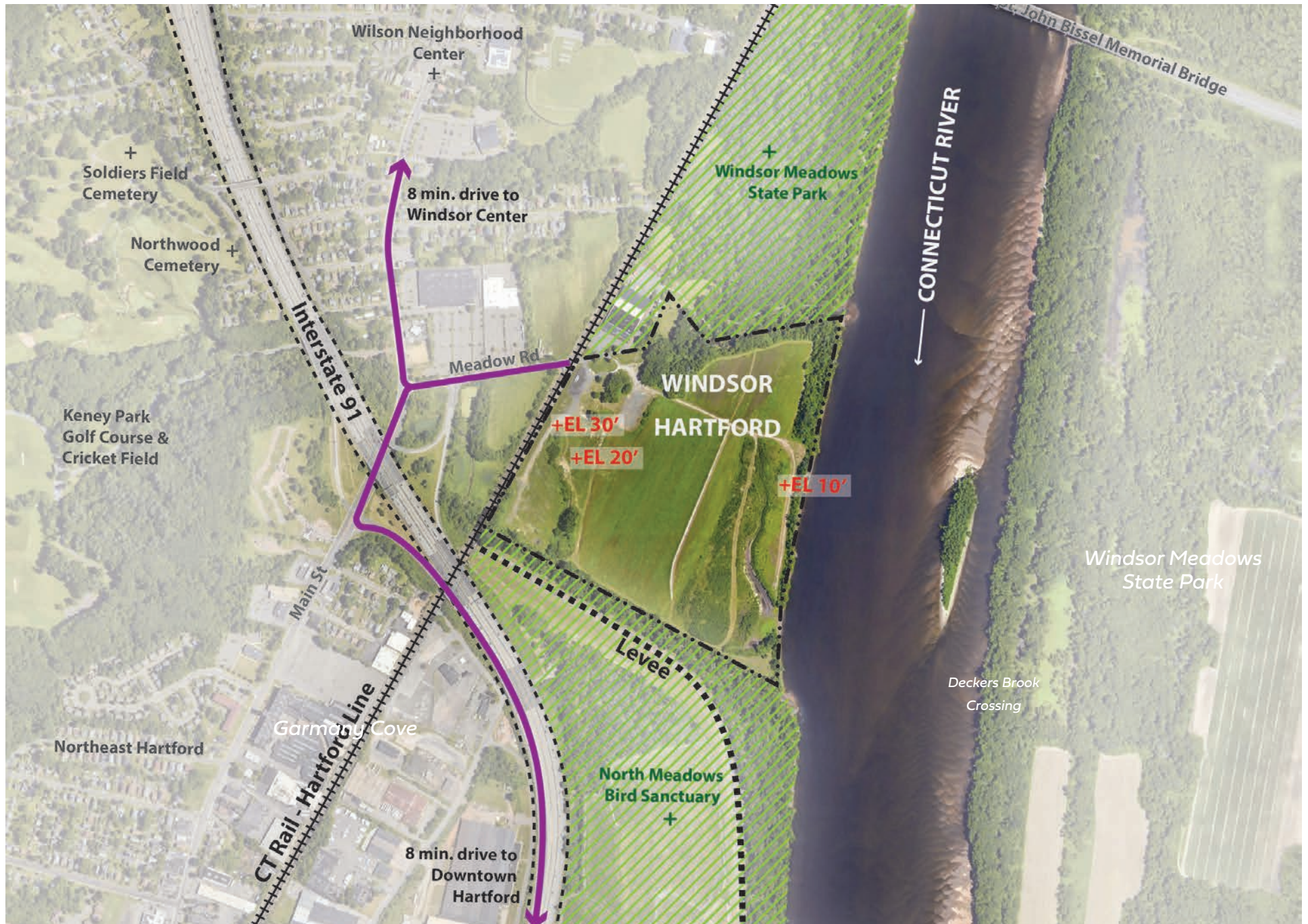
Indigenous Populations c. 1625, Overlaid with Modern Town Lines

Source: University of Connecticut Library Map and Geographic Information Center (1625 map); Connecticut Department of Energy and Environmental Protection (modern towns) Map: Vivien Ngo and Ian Murren / Hearst Connecticut Media

Connecticut River Watershed

The site (pink) is located on the west bank of the Connecticut River connecting it from the northern-most border of New Hampshire to its outlet in the Long Island Sound.





Existing Site Context The site is framed by infrastructure, with the levee system and I-91 to the south and west, and active rail lines along the western edge of the site.

CONSTRUCTED & DYNAMIC RIPARIAN CORRIDOR

Currently, the site reflects a history of intense cultivation, dramatic infrastructural transformation, and ecological resiliency.

The Hartford Local Protection Project wraps around the southern edge of the site – protecting some 3,000 acres of highly developed commercial, residential, and industrial land in Hartford through a system of dikes, floodwalls, stoplog structures, conduits, and pumping stations. This location positions the site of the future park within the 100-year flood plain, leaving it exposed to periodic flooding. Active rail tracks and Interstate 91 (including an exit/entry ramps) further separate the site and river from adjacent neighborhoods in Hartford and Windsor.

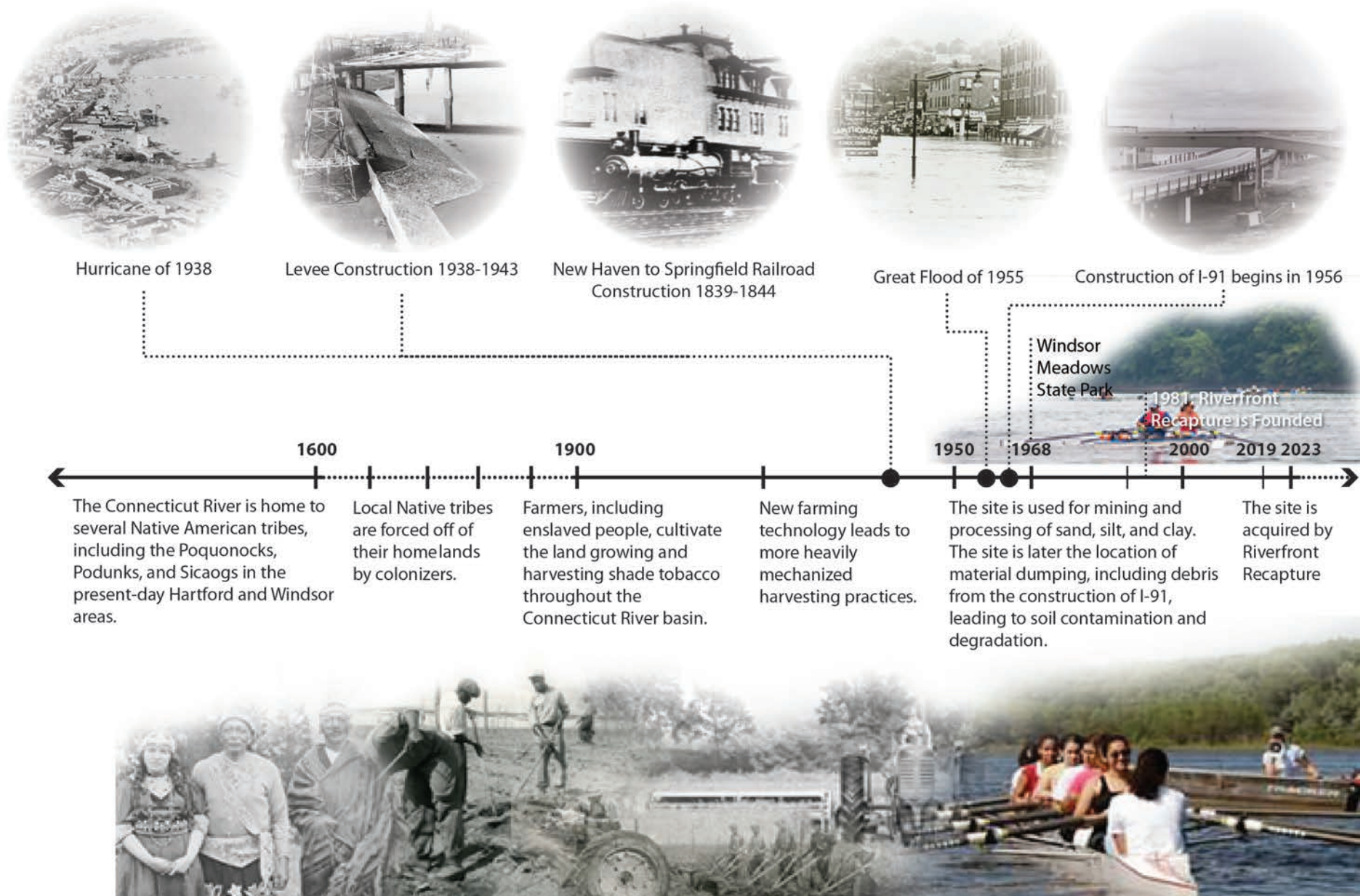
As a post-industrial urban wild, the site includes emergent plant communities and habitat with ecological connectivity to Windsor Meadows State Park north of the site and North Meadow's Bird Sanctuary south of the site. The site also supports species listed on the State of Connecticut Threatened and Endangered Species List. As today's stewards of the land, Riverfront Recapture recognizes the site's rich cultural and ecological history, and the opportunity to enhance contemporary site experience for diverse users, while also embracing adaptability to future growth and change.



Park Site c. 1934 Aerial image of the site prior to the construction of I-91 and the nearby levee.



Park Site Today 66 acres will be opened to public access directly on the Connecticut River.

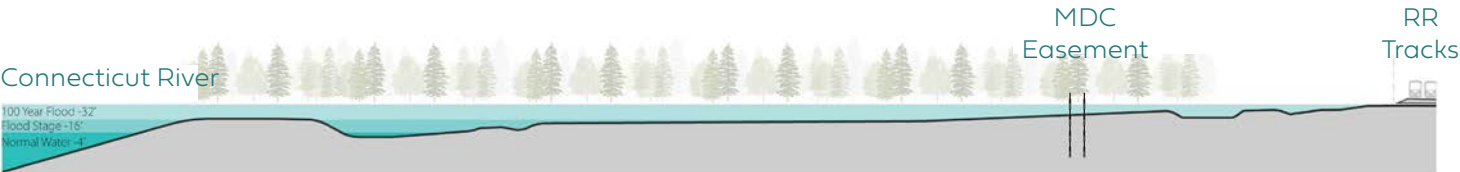


Historic Timeline Illustrative site history timeline, showing the future park's evolution through history to today.

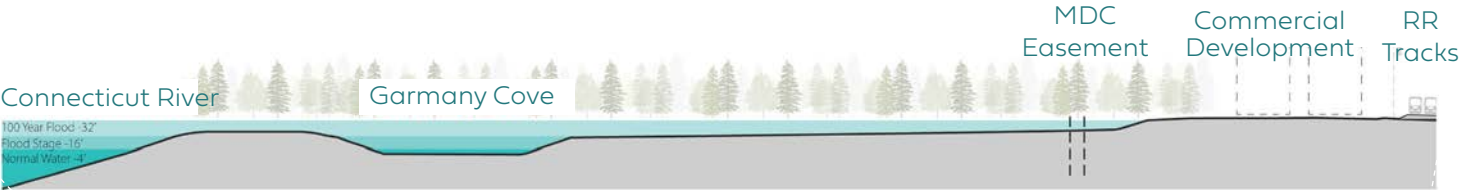
WELCOMING & ENGAGING THE RIVER

The hydrological dynamism of the Connecticut River is both the challenge and opportunity of transforming the site into a public riverfront park. Historic river fluctuation reveals a potential for nearly 40' of water level change, ranging from a low of -1.46' (1974) to a high of 37.60' (1936). The site's Remedial Action Plan (RAP) strategically concentrates waters within the site in the low-lying cove, while

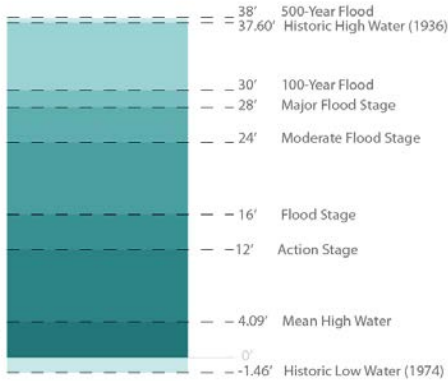
raising development above 100-year flood levels. The Master Plan emphasizes the benefits of welcoming the water - expanding the river experience - as a principal design driver to sculpt the land, maximize access, and reveal new ways to experience the diverse qualities of the Connecticut River.



Existing Condition

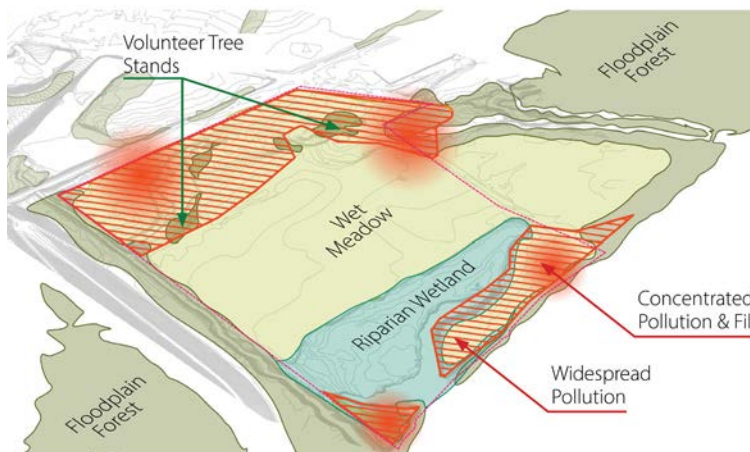
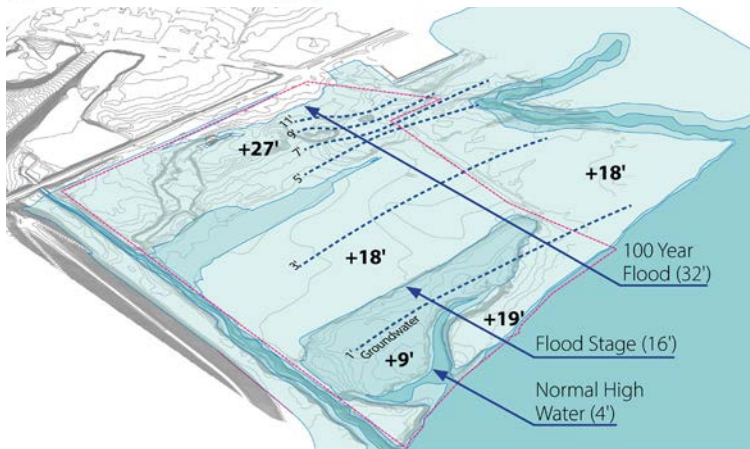
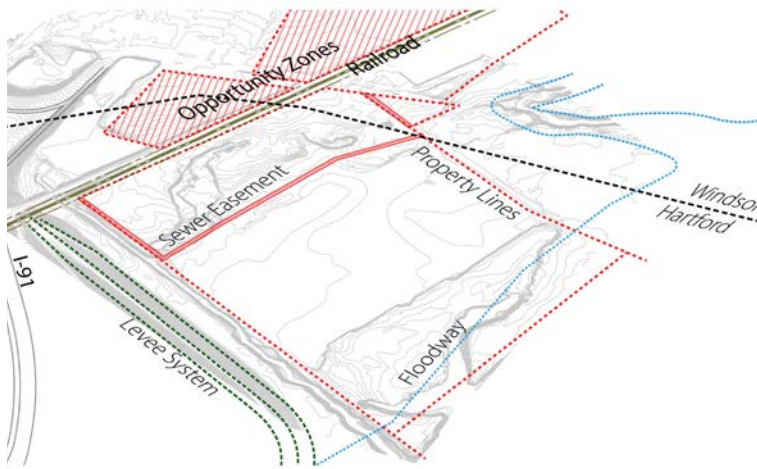


Concept Plan | Remedial Action Plan



Typical & Extreme Water Levels

Seasonal flooding across the site varies from elevation -4 up to elevation 20. The future park will plan for flooding by creating a plinth for development that is above the 100-year flood elevation of 32'.



JURISDICTIONAL & REGULATORY

Constructed barriers around the site include the Hartford Levee System, Interstate Highway 91, and active rail tracks – currently separating adjacent communities from the Connecticut River. The site's unique location in both Hartford and Windsor, as well as its integration with Windsor Meadows State Park and riverfront trail system up and down river, offer a unique opportunity for the future park to create new urban connections.

TOPOGRAPHY & HYDROLOGY

Water on site is deeply connected to the site's topography and soils. The dynamic forces of the Connecticut River have long shaped the land and natural processes of this ecologically rich riparian environment.

SOILS & REMEDIATION

The site's historic use for materials mining and dumping of construction debris has resulted in both widespread and concentrated soil contamination. A Remedial Action Plan (RAP) has been established, which will clean up the site to prepare for its future use as a public park. The RAP limits excavation within identified contaminated zones, while consolidating contaminated soils within a single capped development parcel on the western edge of the site.

1.3 Riparian, Regional & Urban Context

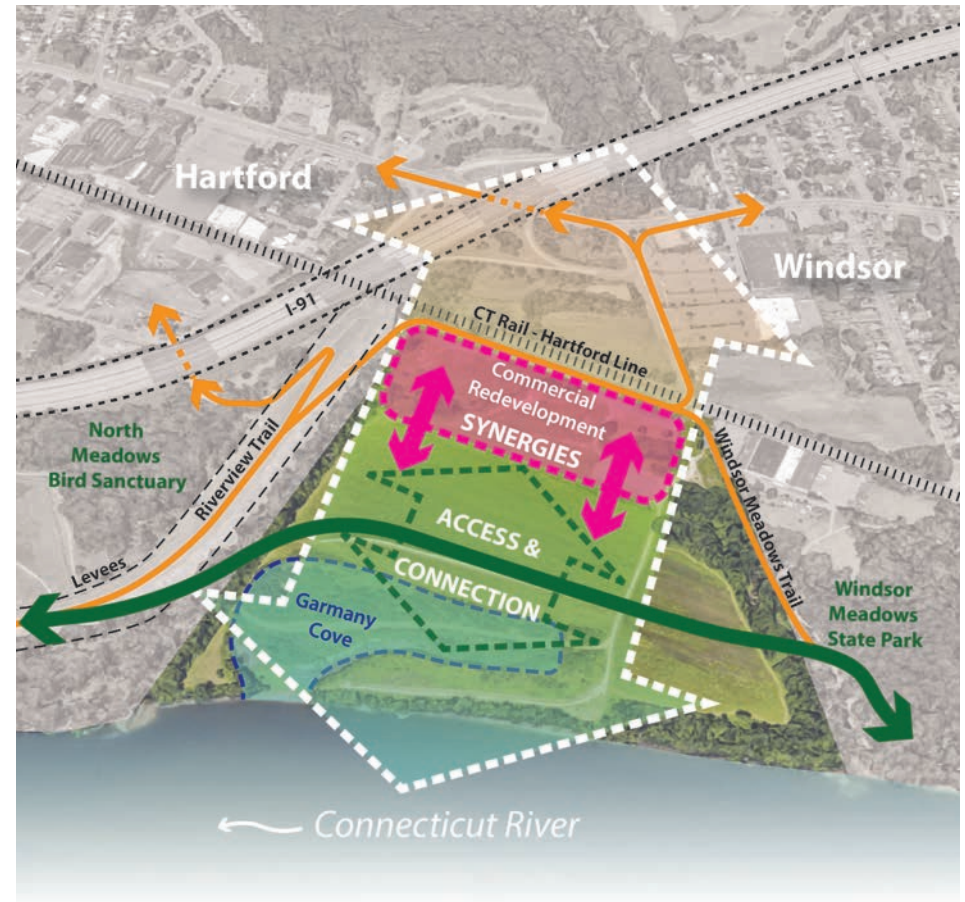
PARKS, OPEN SPACE & PROGRAMMING

The Connecticut River is far more than just water — it is an integrated natural system of land, air, and ecologies that creates the habitat for diverse flora and fauna. The river valley is also a constructed landscape, reflecting centuries of human use for economic, recreational, and cultural objectives.

LOCAL & REGIONAL IMPACT

The physical and ecological transformation of the RLI parcel will emerge in coordination with a close understanding of context including interrelated development and transportation projects, with a focus on enhancing the waterfront experience for all and promoting local economic vitality.

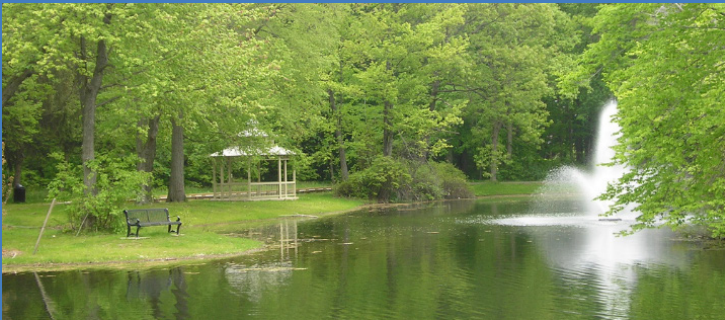
In addition to supporting long-term operating, maintenance and programming costs, the 10-acre commercial development proposed for the parcel will be essential to bridging I-91 and the active railroad lines to connect neighborhoods in Windsor and Hartford with the future park and riverfront trails. This Master Plan vision will be a catalyst for local development – leveraging Riverfront Recapture’s commitment to a vibrant and connected riverfront landscape to stimulate private investment.



Open Space & Development Opportunity The future park will establish broad connectivity to a future park access that provides expansive access to nature and recreation, integrated with compatible commercial development pulling Hartford and Windsor to the Connecticut River.

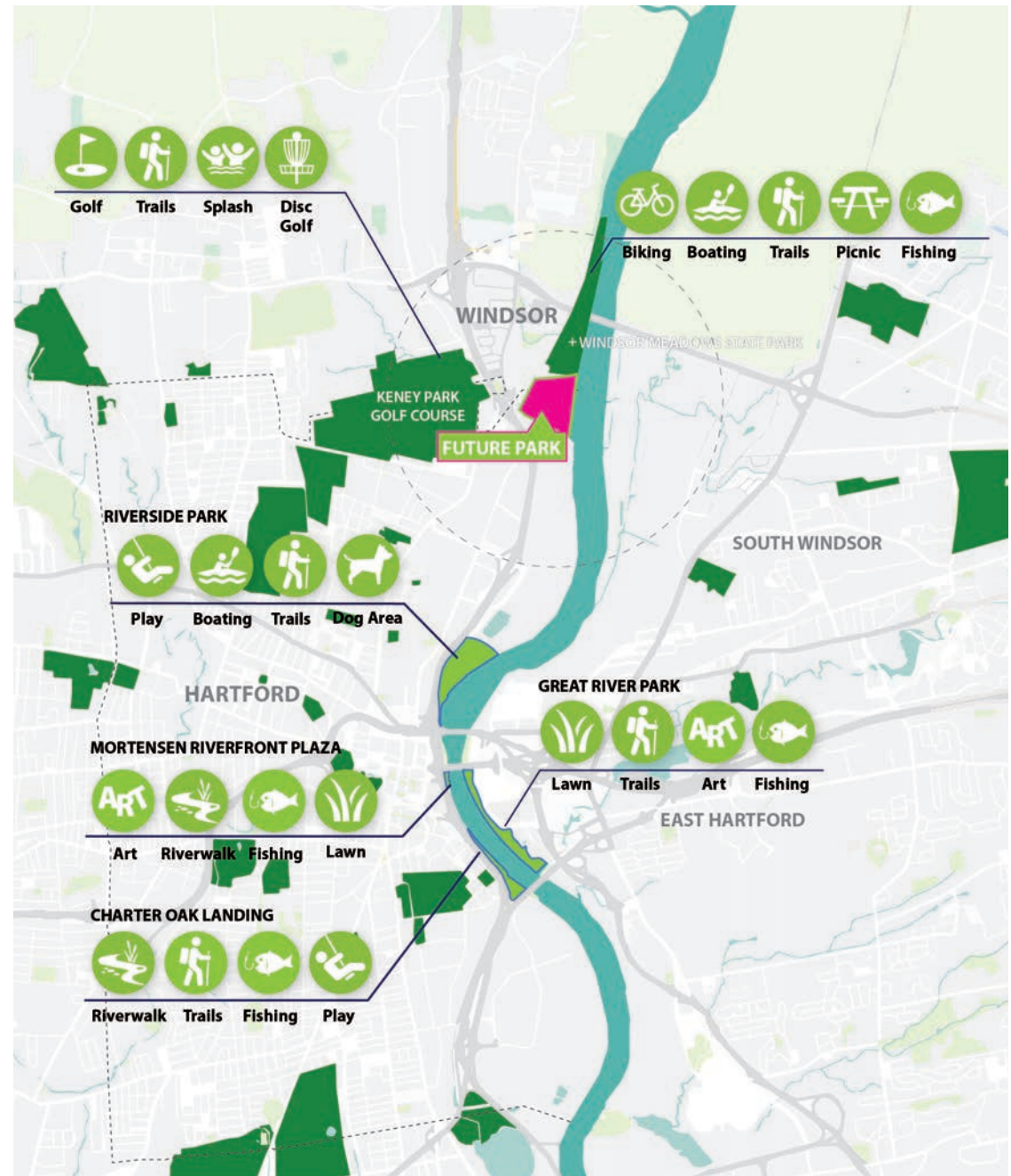
PATCHES & PROGRAM

The site itself forms a “patch” along an ecological and trail corridor on the Connecticut River -- an area for flora and fauna to thrive, and a destination for visitors to encounter diverse experiences of the Connecticut River. Our approach assesses the recreational amenities that already exist in public parks and open spaces within the area of Riverfront Recapture’s future park, with the intention of complementing and expanding opportunities.



Keney Park

A 694 acre public park sits just across Windsor Avenue from the future park. This proximity creates a distinct opportunity for programmatic and physical connections between the New Park and the historic Keney Park. The New Park can support the Keney Park Urban Ecology and Wellness Center, which aims to provide training and education to help local families learn about sustainability and agriculture while acting as stewards for Keney Park.



RIVERFRONT RECAPTURE PARKS PUBLIC PARK/OPEN SPACE

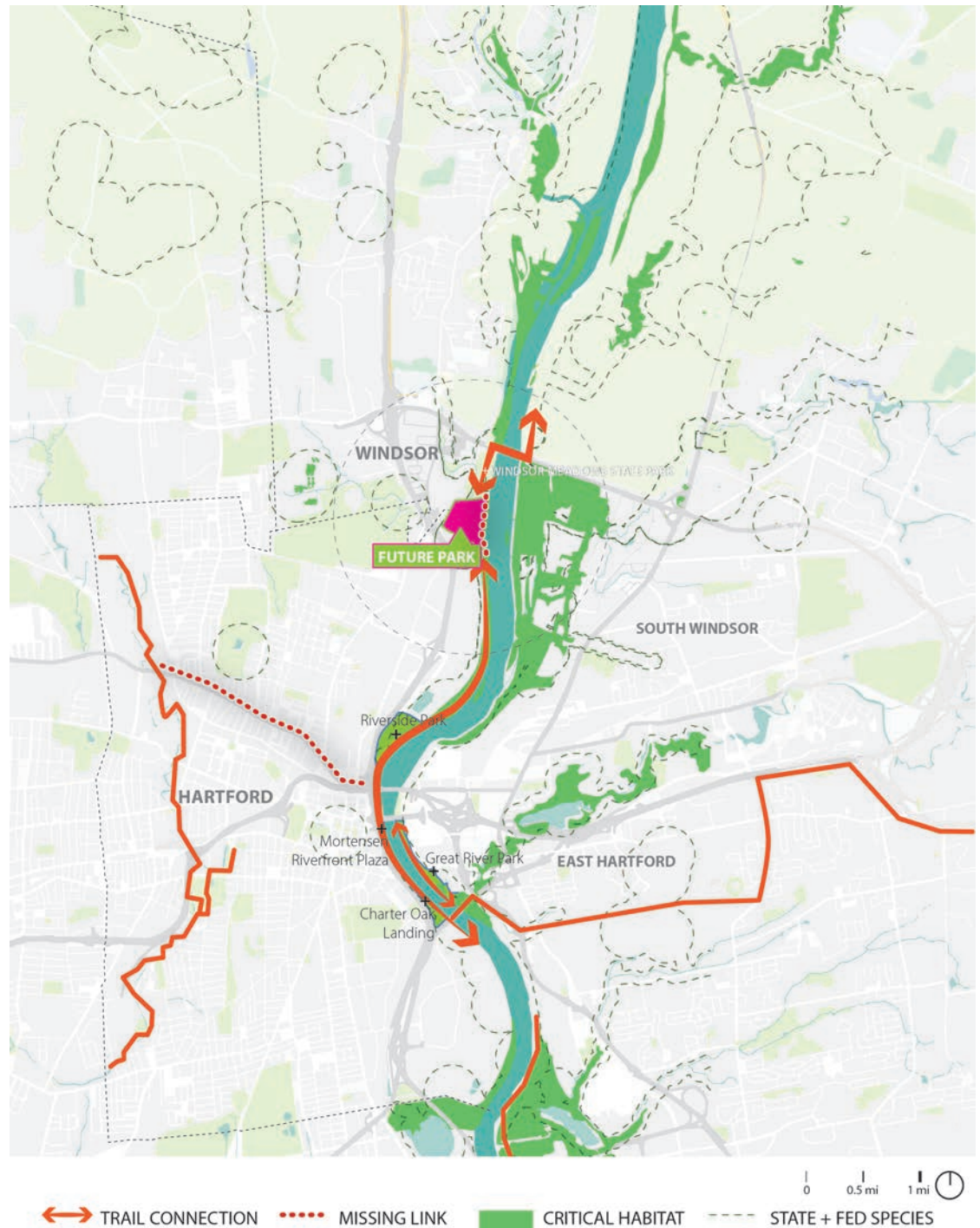
CORRIDORS & CONNECTIONS

Riverfront Recapture's future park is located in an area of critical habitat within the Connecticut River, including species of state and federal concern. Park design and engineering has the potential to enhance ecological connections upriver and downriver, while simultaneously connecting riverfront recreational links between trail systems in Windsor, Hartford, South Windsor, and East Hartford.



Meadow Road

The New Park will necessitate improved streetscapes and transit along Windsor Avenue and Meadow Road, shown here. Upgrading surrounding streets to be more bicycle and pedestrian friendly will foster the link between Keney Park and the New Park, as well as between the New Park and surrounding neighborhoods.





Connecticut River Ecology The future park will support numerous ecological systems as well as threatened and endangered species by amplifying the habitats already found along the Connecticut River Corridor.



CHAPTER 2

COMMUNITY PLANNING PROCESS

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2.1 Comprehensive Outreach & Engagement

PROJECT COMMUNITY

Community engagement in the Windsor-Hartford area plays a critical role in fostering connections among residents and enhancing the region's social fabric. With its rich history and diverse population, this area presents unique opportunities for collaboration among local organizations, young professionals, schools, government agencies, as well as established and emerging community leaders. Initiatives aimed at improving public spaces, promoting local arts, and addressing environmental sustainability can be experienced throughout the community. The new Riverfront project not only provides residents an opportunity to voice their needs and concerns but also create a sense of belonging and a shared vision for a new public space, ultimately contributing to the overall vitality of the Windsor-Hartford community.

Riverfront Recapture is committed to robust community engagement to learn how members of the Hartford and Windsor communities want to use and interact with this new public open space. The engagement efforts led by the Hive Public Space team aimed to achieve the following objectives:

FOCUS ON COMMUNITY ASSETS

Take an assets-based approach to framing engagement questions and activities, building on local strengths and aspirations, rather than concentrating on barriers to implementation.

CONNECT TO & INCLUDE BIPOC VOICES

Focus efforts on closing historic gaps in outreach and engagement, especially with BIPOC residents, businesses, youth, and environmental organizations.

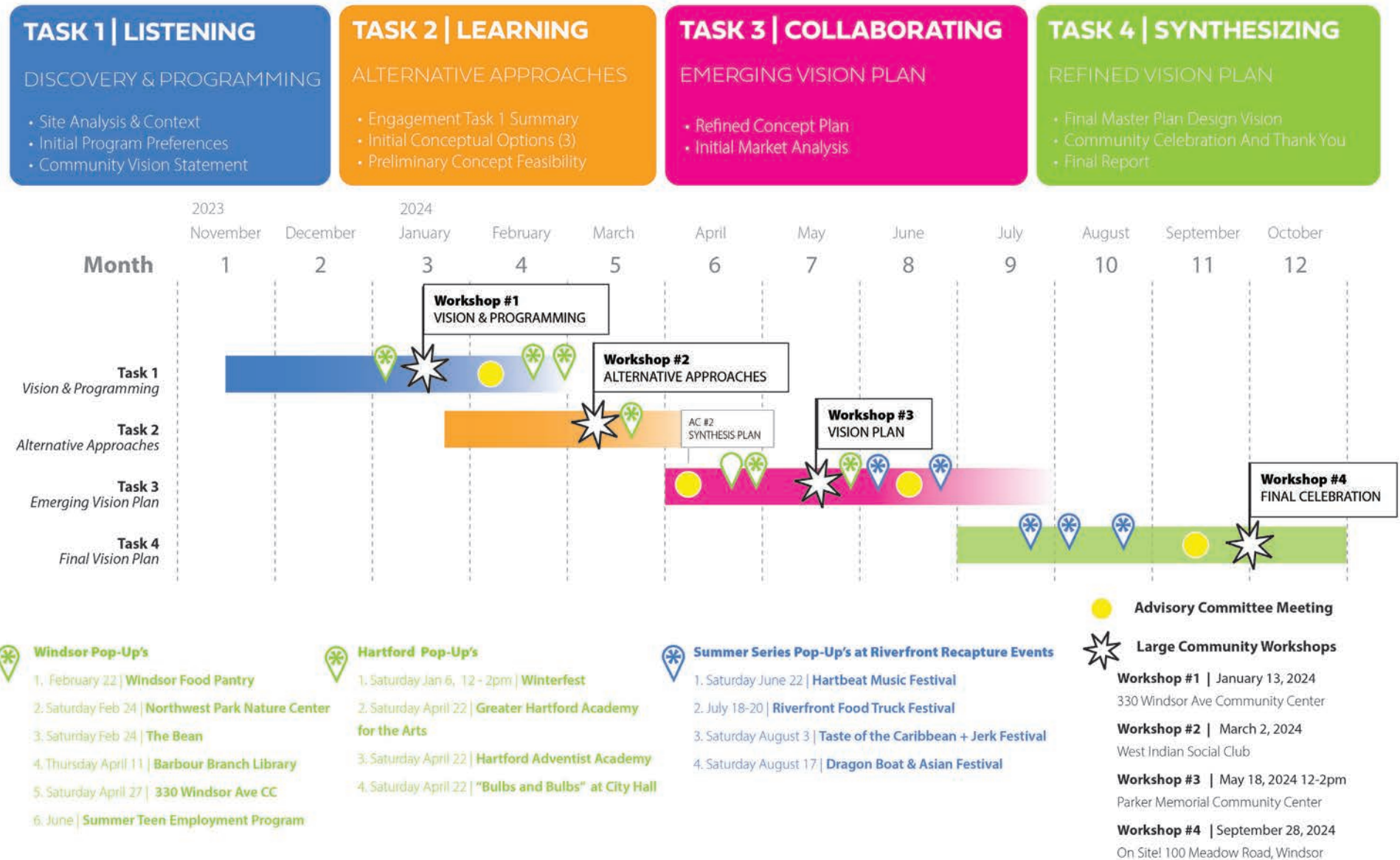
KEEP IT FUN & MAKE IT PLAYFUL

Make participation in the engagement process an enjoyable, interactive experience using art and play as vehicles for trust-building, communication, and storytelling.

COMMUNITY-DRIVEN DESIGN

Value the contributions of community members, and allow community feedback to drive the design process.

- 1 Community Celebration
- 2 Surveys
- 3 Visioning Workshops
- 4 Advisory Committee Meetings
- 17 Stakeholder Interviews
- 10 Pop-up Events
- 40 Community Site Walks



PROJECT SCHEDULE

The project kicked off, which culminated in a Community Celebration in September 2024. Workshops, pop-ups, interviews, and other engagement opportunities continued throughout the duration of the project.

2.2 Broad Outreach Methods

A variety of engagement activities were used to gather input from a wide range of community voices:

Pop-Up Listening Series (10)

Eliciting conversations at community events, and gathering places such as ice rinks, nature centers, concerts, and adjacent parks, sharing project progress, answering questions, and gathering formal & informal feedback about the new riverfront park.

Focus Groups & Visioning Sessions (3)

In-person meetings with key community groups. (Students, Young Entrepreneurs, Neighborhood Associations)

Community Site Walks (40)

Invitations to explore and learn about the site with Riverfront Recapture leadership

Surveys (199)

Shareable links provided in English and Spanish at all engagement events and via neighborhood mailer.

Interviews (17)

One-on-one information gathering from key stakeholders and community leaders.

Advisory Committee Meetings (4)

A group of 12 key stakeholders met with Riverfront Recapture and the design team at milestone moments to offer feedback and guidance before information was shared publicly along the design process.

Public Workshops (4)

Milestone opportunities to gather feedback, share progress, dive deeper into project themes, and invite longer discussions supported by fun and creative activities.





ENGAGEMENT EVENTS

Pop-Up Series

Beginning in January 2024 and continuing throughout the master planning process, project team members hosted 'pop-up' events to bring the project out into the Hartford and Windsor communities. These pop-up's served as mini workshops, allowing the community to get project updates and make comments as the plan developed.

Pop-Up Locations Included:

- Winterfest Hartford, January 6
- Connecticut Foodshare, February 22
- Northwest Park Nature Center, February 24
- The Bean - Coffee Shop, February 24
- Bulbs and Bulbs, Earth Day Event at Hartford City Hall, April 24
- CapFest, June 8
- Hartbeat Music Festival, June 22
- Riverfront Food Truck Festival, July 18 - 20
- Taste of the Caribbean + Jerk Festival, August 3
- Riverfront Dragon Boat & Asian Festival, August 17
- Keney Park, September 27

Focus Groups & Visioning Sessions (3)

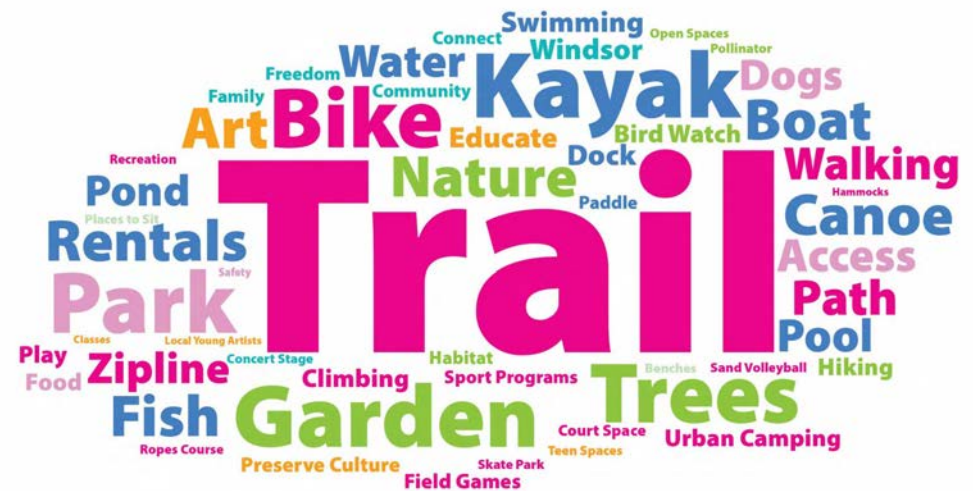
Visioning sessions with various stakeholder groups provided opportunities for more in-depth feedback from the perspective of Hartford and Windsor community groups.

- Greater Hartford Academy of the Arts, April 24
- Hartford Adventist Academy, April 24
- Young Professionals Event, May 12

Public Workshops (4)

Four workshops spaced throughout the planning process gave the community an opportunity to review progress to the plan and provide feedback on the emerging vision. Workshops featured a project update presentation, followed by discussion time with prompts to facilitate a conversation about the programs, features, and feeling of the future public park on the Connecticut River.

- Windsor Community Center, January 13
- West Indian Social Club, March 2
- Parker Memorial Community Center, May 18
- Project Site, September 28





WORKSHOP #1 | January 2024



WORKSHOP #2 | March 2024



WORKSHOP #3 | May 2024



WORKSHOP #1 | Park Programming & Vision

At the first community workshop in January 2024, the community came together to learn about the history of the site, as well as identify programs and activities they would like to see at the future park. Workshop participants used stickers to illustrate their program preferences across a wide range of categories, including water access, rest and relaxation, community gathering, and discovery and education.

"The highway divided us, the riverfront will bring us together."

"Think big—this is a once in a generation chance!"

"A place for community with activities for all ages, festivals, and recreation along with providing homes to the nature and animals that currently inhabit the space where they can be safe and free."

"A destination for passive and active recreation, entertainment, and new opportunities to experience solo and with community"

"Year round activities with a focus on getting people there. Not just another park with benches. I think this can support more robust programming and a range of activities."



70%**Foster physical
& mental health**

The park will provide high-quality outdoor space for recreation, exercise, play, and well-being.

55%**Diverse & year-
round uses**

The park will provide high-quality outdoor space for recreation, exercise, play, and well-being.

48%**Provide ecological
benefits**

The park will provide habitat for animals, help mitigate flooding, promote sustainability, and provide cooler temperatures.

35%**Contribute
to a sense of
community**

The park will be a magnet for diverse groups to connect and provide a meeting ground for family, friends, and neighbors.

29%**Increase local
opportunities**

The park will partner with local organizations and businesses for events and programming and create new opportunities for those adjacent to the park.

24%**Improve quality
of life**

The park will make my neighborhood a better place to live, work and play.

Community Priorities Early surveys and workshops revealed community-supported priorities for what they want from Riverfront Recapture's future park project.

WORKSHOP #2 | Three Design Approaches

At public workshop #2, the community was presented with three design alternatives (opposite). The workshop served as an opportunity to discuss the similarities and differences between the concepts, and comment on elements of each plan. During workshop #2, the community had a chance to share what stories could be told in the future park.

Concept 1 | Carved Cove

This approach softens the basin shape to create a variety of edge conditions – from habitat-rich lowland and upland riparian zones to places to gather at the water's edge.

Concept 2 | River Reach

This approach connects the river to the park by interlacing park and water, allowing for a strong connection and seamless flow between the park, cove, and adjacent state park.

Concept 3 | Big Water

This approach maximizes the basin and creates a big hill that both screens the nearby freeway and provides a feature that will allow visitors to experience the sensation of being up, with views up and down the river.

What stories should be told here?

The future park will have opportunities for interpretation of all kinds. During workshop #2, the community shared topics that could be explored in future park interpretation and programs:

What stories should be told here?

"African American history"

"Native American history"

"West Indian history"

"How has the land been used through time?"

Carved Cove creates varied water edge experiences for exploration and play.



River Reach brings the river to the people, weaving multiple landscapes into a unified park.



Big Water maximizes water, diverse recreation, and views with amenities for all.



WORKSHOP #3 | Synthesis Plan

During workshop #3, the community came together to see the emerging 'synthesis plan' which combined the most desired elements of each of the three previous concepts into one vision. This workshop dove into greater detail, beginning to discuss park structures, circulation, and what the vision will be for the commercial development. In addition to discussing the more detailed emerging synthesis plan, the community was presented with some of the programs that will take place at the future park.

WORKSHOP #4 | Community Celebration

At workshop #4, the community came together to celebrate the final master plan vision for Riverfront Recapture's future park. Site tours brought visitors close to the river, while family-friendly activities activated the future park space.



Emerging Synthesis Plan Sketches The master plan vision developed through an engaged and iterative design process that integrated community feedback to refine the landscape, site amenities, and integrated commercial development.



COMMUNITY CELEBRATION | September 2024

2.3 Overall Themes & Preferences

Input gathered from engagement revealed multiple themes about desired programming and uses, informed public space characteristics, and helped to provide design direction.

PARK PROGRAMMING | Look & Feel

River Access & Water

There was an overwhelming interest in boating, kayaking and canoeing, enjoying beach like experiences and river views, opportunities for interactive/educational materials to teach about wildlife/nature/habitats; have signage that reflects the nature that surrounds you in the park

Recreation & Play

There was great interest in outdoor & seasonal activities (camping, ice skating, fire pits, walking, and biking year-round) for both passive & active areas

Discovery & Education

Many identified opportunities for interactive/educational materials at the future park to teach the community about wildlife/nature/habitats. All ages were eager to see signage that reflects the nature that surrounds you in the park

Gathering & Events

There was a general desire for family oriented programs, community concerts, music, theater, performances, and outdoor movies that could bring large groups together.

Rest & Relaxation

In addition to bigger events and programs, there was an emphasis on providing quiet and grassy areas to picnic, trails to hike or stroll along, and natural edges for passive activities such as bird watching, sitting, reading, and enjoying the sounds of nature.

Landscape & Nature

Many community members advocated for the preservation and protection of natural habitats that exist on the site. Programming that focuses on the river, the natural landscape, existing wildlife and nature based education and play was highlighted.

Park Amenities

Community members expressed a desire for many park amenities such as a stage, nature and event pavilion, water features, play features, restrooms, and food kiosks.

CONCERNS

Community members raised three key concerns regarding park development: water quality, security, and privatization. In terms of water quality, particularly relating to the proposed basin flushing and circulation options, residents want reassurance that the water will be

Recreation & Play



safe for boating. Second, security emerged as a priority, with calls for features such as adequate lighting, clear signage, and surveillance cameras to enhance safety and ensure a secure environment for all visitors. Lastly, the question of access arose, as community members expressed the need for clarity on whether the park would remain open to the public, emphasizing the importance of inclusive recreational spaces.

COMMUNITY CONNECTIONS

Connectivity will be central to the success of the future park and was a major request from the community. In addition to car access, there should be safe and well marked ways to access the park via walking and biking paths and bus connections. The community also expressed interest in a rail connection to the park, given the existing active passenger train that runs by the site.

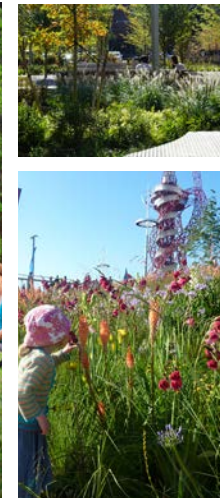
An inviting visual connection to and from the adjacent neighborhoods, such gateway features, art, and signage can help extend the parks presence and reach out to the community, instead of isolating it.

Programmatic connections that are welcoming to all, range in scale and audiences, and build partnerships with key stakeholders from the northeast neighborhood will help to nurture a park that is for the community as well as visitors.

STORYTELLING & RECOGNITION

The future park will have opportunities for interpretation of all kinds. Community members expressed an eagerness to hear and understand the modern migration experiences of the various communities that reside in the Windsor-Hartford area. Many seek to feel represented in the new park through **storytelling** and **programming** efforts that reflect their identity and culture. Others identified an opportunity to ensure the new park can be a place to share **community resources** and amplify local **creativity** to restore the connection between nature and health and provide a canvas for new memories and joy.

Landscape & Nature



River Access & Water





CHAPTER 3

MASTER PLAN

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3.1 Future Park Master Plan Overview

The Future Park Master Plan establishes a bold vision for the future park that foregrounds the site's relationship to the river and creates a park that is truly waterfront. Water, landscape, and amenities are interwoven to create a unique destination for recreation, respite, and connection directly to the Connecticut River. This future park will be a jewel within Riverfront Recapture's open space system, occupying a site at the boundary between Hartford and Windsor – reconnecting diverse local and regional communities to this essential natural resource that has long been blocked off by infrastructure and private ownership.

This vision for Riverfront Recapture's future park was created in close collaboration with local and regional communities during an intensive, year-long public engagement process that included workshops, pop-up events, interviews, and surveys. Learn more about the community planning process in Chapter 2.

PARK AREAS & FEATURES

Within the park's cohesive landscape framework, a sequence of places leads the visitor to a variety of experiences and destinations:

The **Riverfront Gateway**, with its tree lined plazas, interactive water feature, and community facilities provides a welcoming entrance for all users of the park.

As one enters the **Heart of the Park** Garmany Cove beckons, extending the river's reach and access for watercraft into the park where visitors will find landscape and structured interpretive features.

The **Community Green** includes the Great Lawn for events and day to day use. Nearby, the Cove Bridge, framed by Prospect Hill, is animated by the Discovery Play area.

The park seamlessly connects to **Windsor Meadows State Park** where educational, landscape, and recreational features highlight the natural systems of the site while revealing the many ecosystems that come together here.

The **Connecticut River Edge** provides trails, promontory overlooks, and gathering places that celebrate the river, its riparian landscape, further forging a strong connection to the site and Garmany Cove.

The **Joe Marfuggi Riverwalk / Windsor Riverwalk** ties these places together and connects east & west to create a continuous path along the river.

PARK SYSTEMS

The park will be a memorable destination and beloved community-oriented landscape, balancing diverse systems. The hydrological fluctuations of the river, creation of native plant communities to support biodiversity, and celebration of seasonal changes are an integral part of the design of the park's overall landscape framework. The park's places and destinations are embedded within this landscape framework, meeting the community's aspirations for a variety of recreational, cultural, economic, and environmental experiences while responding to the dynamic nature of this site.

The park systems support and enliven the balance of natural conservation, built landscapes, and park amenities, and include:

Topography & Hydrology

Managing water and creating experiential wow moments.

Ecology & Planting

Cultivating biodiversity as well as memorable places.

Access & Circulation

Addressing mobility and providing connectivity.

Programming & Infrastructure

Creating places of destination and robust functionality.

Storytelling & Public Art

Promoting inspiration, education, and local pride.



3.2 Park Areas & Features

RIVERFRONT GATEWAY

Treed Plazas, Lawns & Urban Connections

As visitors approach the park from Meadow Road they arrive at a treed plaza, which pulls visitors down toward the Connecticut River, revealing stunning views across Garmany Cove. The entry plaza is activated by an interactive water feature and spill out from the adjacent community and commercial use building, which extends out over riverfront terraces that step down to the Heart of the Park. The gateway creates a welcoming front door to the park and development area and is a core node for pedestrian, bicyclist, and vehicular site access — connecting users to all destinations within the park.

Community Entry Plazas

Sitting above the 32' 100-year flood elevation, the upper plaza creates an opportunity to showcase public art, integrate water/power infrastructure for food trucks and market/festival events, and include ground floor uses such as restrooms, food and beverage, and watercraft rentals to and support park visitors.

Interactive Water Feature

An interactive water feature is also located above the 100-year flood elevation, providing a cooling opportunity for children of all ages, as well as an expressive and celebratory welcome to the park.

Riverfront Plazas & Lawns

Terraces step down from the upper plaza to lower treed plazas and lawns. In addition to daily community use, these areas connect to the watercraft dock, providing important operational space for daily watercraft use as well as larger boating events.

Future Commercial Development

Approximately 10 acres of uplands will be raised out of the floodplain. Potential uses may include residential for active seniors and/or young professionals, park-oriented retail and active uses, and recreation-oriented hospitality. The future park is designed to integrate seamlessly with this development, embracing the activation and vibrancy of this urban edge.





Future Park Master Plan Vision The future park sits on the Hartford/Windsor line creating a critical link between the community and the river.

HEART OF THE PARK

Water, Recreation & Interpretation

Access to the Connecticut River's rich riparian landscape, dynamic hydrological conditions, and breadth of recreational opportunities is prioritized in the park's Master Plan, centered on the sculpting of the landscape to welcome the water and highlight diverse waterfront experiences. Garmany Cove will reach far into the site, drawing the river closer to the community and encouraging numerous ways to see and engage with the water - establishing the Connecticut River as the heart of the park.

Garmany Cove

Framed by the Joe Marfuggi Riverwalk, Garmany Cove provides a broad and calm water body for both novice and experienced boaters to get on the water. The Cove accommodates seasonal flooding up to 20' elevation before overtopping its bank. The varied edge of Garmany Cove provides rich aquatic habitat and diverse riparian landscapes to learn from and experience.

Floating Dock

Visitors can bring their own non-motorized watercraft to explore Garmany Cove or rent a boat on site. The ADA-accessible dock is designed for access down to water elevations of 2', supporting daily users and watercrafts of all types from kayaks and canoes to rowing shells and dragon boats.

Cove Bridge

The shared-use pedestrian and bicycle bridge is a unique opportunity to experience the Cove from above, connect to the Community Green, and have unobstructed views of the Connecticut River. Designed with overlook areas off the main path, the Cove Bridge is essential to park connectivity as well as an iconic destination itself.

Fishing Pier

Extending from the Nature Pavilion, the Fishing Pier is sited over the secondary lobe of Garmany Cove, where calm waters and tidal wetland plantings offer ideal fishing conditions.





Heart of the Park Aerial view looking across Garmany Cove towards the Connecticut River.

COMMUNITY DESTINATION

Play, Celebrate & Explore

On the south edge of Garmany Cove, Prospect Hill and Great Lawn provide unique views of the Cove and the Connecticut River, as well as a destination gathering place for performances at the community stage or for boating events. A Children's Play Area is tucked between the Great Lawn and terraces that step down from the future commercial development and that connect up to the amenities at the Riverfront Gateway.

Forested pathways wrap around the southwest side of the hill and connect to boardwalks that traverse an inland wetland, with opportunities for respite, exploration and nature-based educational programming.

Prospect Hill & Great Lawn

Prospect Hill frames the Great Lawn on the south bank of Garmany Cove, creating sloped seating for park visitors to enjoy views of the water, take in a show on the community stage, go sledding in the winter, or experience the sheer joy of rolling down a hill. The lawn can support a diversity of uses from daily pickup games to kite flying to picnics. The Cove Bridge extends from the Great Lawn, creating a unique water experience and providing views to performances from the Cove.

Nature & Discovery Play

The children's play area is adjacent to the Great Lawn at the foot of Prospect Hill and the stepped terraces from the community development site. A large, shaded playground for all ages, the play areas and features build on the nature and ecology themes of the park, creating a place to explore and enjoy.

Inland Wetland

An inland wetland connects via overflow to Meadow Brook at the southern edge of the park and provides educational opportunities along the meandering boardwalk, allowing visitors and classes to experience the ecology of the wetland up close.





Community Destination Aerial view looking across the play area, prospect hill, and great lawn towards Meadow Brook.

WINDSOR MEADOWS STATE PARK

Nature Immersion, Education & Wellness

The park will include 16-acres of previously inaccessible public land that is part of Windsor Meadows State Park through a management agreement with the State of Connecticut. A future bridge crossing will link the park across Deckers Brook to the rest of Windsor Meadows State Park, creating a seamless and welcoming gateway to this regional destination. This area of the park will reflect the character and activities of CT State Parks, prioritizing diverse opportunities for nature-based respite and recreation including hiking, camping, outdoor educational programming, and ecological stewardship.

Outdoor Classrooms

Outdoor classroom areas are sited adjacent to the Nature Pavilion on Garmany Cove and will flexibly support a broad range of programming and hands-on learning opportunities on the Connecticut River.

Garden Rooms

Garden rooms provide peaceful destinations set within the open pollinator meadow of the Windsor Meadows State Park area. Each garden room has a native plant palette that prioritizes seasonal display. These landscape spaces are complemented by woodland copses that offer shaded areas for picnics and relaxation.

Paddle-Up Camp Site

A paddle-up camp site, accessible from Deckers Brook, will provide a place for small groups and individuals to gather or to spend the night. A fire pit and shade structure provide basic amenities for visitors to immerse themselves within the riverfront environment.





Windsor Meadows State Park Aerial view looking towards downtown Hartford.

CONNECTICUT RIVER EDGE

Big Views & Regional Reach

In addition to pulling the Connecticut River toward the community, through the carving of Garmany Cove into the heart of the site, the park will also extend to the edge of this historic and powerful riverfront. Park trails and carefully created clearings within the landscape at the water's edge will allow visitors direct visual access to the main channel of the river.

Riverfront Overlooks

Scenic overlooks along the riverfront provide a variety of viewing experiences - on the north side of the Cove mouth a hill within the clearings will provide long views of the river as well as create a destination landmark. On the south side of the mouth a clearing with a pavilion offers stunning views across the Connecticut River toward South Windsor and East Hartford and will provide a unique setting for gatherings and celebrations including weddings. Pavilions will include power and water connections on the roof, outside of the 100-year flood level.

Spectator Lawn & Terraces

A sloped lawn facing westward at the center of the site is designed for casual use and spectacular riverfront views day to day, as well as a perch for spectators during boating events on the River's main channel. Stone terraces embedded in the steep riparian bank step down towards the river, extending seating down towards the water in a unique opening in the forested edge.

Joe Marfuggi Riverwalk & Windsor Riverwalk

A shared-use trail system will weave throughout the river edge landscape providing a rich and varied riverfront park experience. The extension of the Joe Marfuggi Riverwalk and Windsor Riverwalk across the site, including bridges across Meadow Brook and Deckers Brook, will fill a missing link in the broader riverfront trail system - extending northwards through Windsor Meadow State Park and south to Riverside Park, Downtown Hartford and beyond.





All Season Destination Trails across the park's riparian landscape and programming in all four seasons will encourage outdoor immersion recreation in all conditions.

3.3 Park Systems

TOPOGRAPHY & HYDROLOGY

The park is designed to welcome and showcase the dynamism of the Connecticut River. The site is located within the floodplain, just north of the Hartford Levee System. From a steep bank along the River's edge, where normal water level is +4, the landscape stretches back across a floodplain terrace, where elevations vary from +20' to +24'. Within the broad terrace, Garmany cove is carved out to create an expressive waterbody that reaches west towards the urban fabric of Hartford and Windsor. On this western edge, clean soils from the cove are used to cap contaminated soils and raise approximately 10 acres of developable land up above the 100-year flood / base flood elevation (BFE) of 32'.

This balance of expansive floodplain, uplands, and open water support a diverse array of plant communities – each acclimated to particular topographical and hydrological conditions – and woven together to create place for people to gather, play, and engage with the water. During seasonal high-water events, the majority of the site remains accessible, up to 20' when the water overtops the cove edge and the Joe Marfuggi Riverwalk & Windsor Riverwalk become inaccessible. Even as waters rise, the western portion of the site, including vehicular access across the tracks to Meadow Road, remains accessible even in extreme events when waters may rise up to the BFE 32'. Access to the park's upper treed terraces and Water Access Building offer a unique and accessible destination to watch and marvel at the power and spectacle of the River.



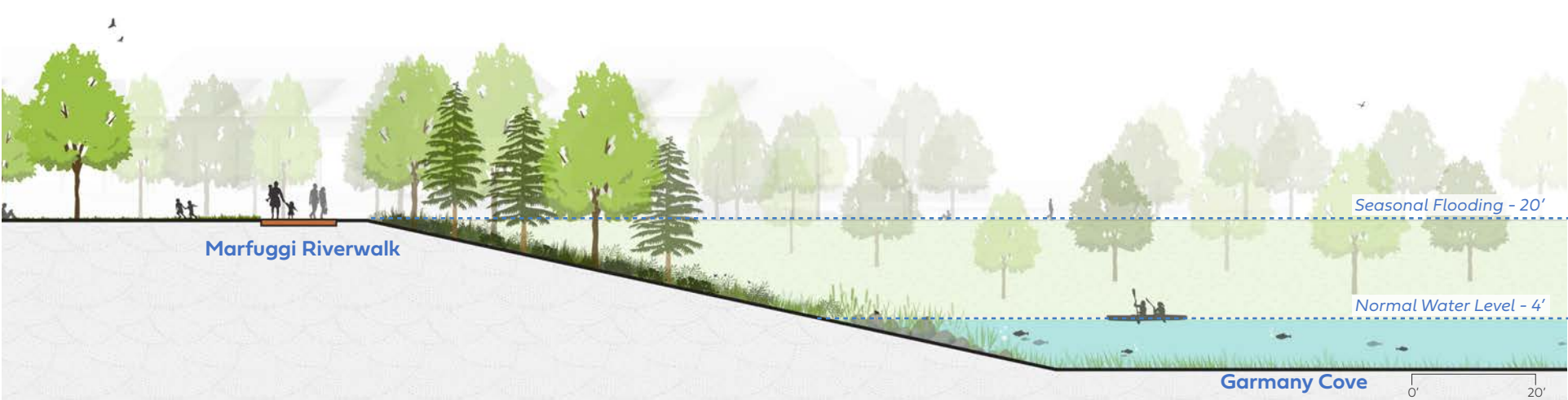
Normal Water Level | Elevation 4'



Seasonal High Water | Elevation 20'



Rough Grading Plan





NORMAL WATER LEVEL – 4'

- Full park is accessible
- Launch boats into the cove
- Stroll on the Joe Marfuggi Riverwalk
- Explore, play, perform, relax, gather



SEASONAL FLOODING – 20'

- Full park is accessible, banks submerged
- Stroll on the Joe Marfuggi Riverwalk
- Explore, play, perform, relax, gather



100-YEAR EVENT – 32'

- Development Area is accessible
- Get a snack and sit on the upper plaza
- Watch the water



ECOLOGY & PLANT COMMUNITIES

Riverfront Recapture's future park will protect, enhance, and showcase the distinct riparian landscapes of the Connecticut River. The scale of the park, its location within the floodplain, and proximity to the natural landscape of Windsor Meadows State Park, create a unique opportunity to balance diverse native habitats with places and programming for people to engage directly with these important natural resources. In supporting a thriving riparian ecosystem integrated with public access and education, the future park is an essential tool for cultivating generational awareness and stewardship for the Connecticut River.

The future park will be home to a number of distinct ecological zones, each supporting native plant and animal populations, including migrating species. Each zone is characterized by particular topographic and hydrological conditions, which in turn support plant communities that function at both site scale and regional scale within the Connecticut River corridor. The ecological zones identified within the future park are based on the Connecticut Department of Energy & Environmental Protection (DEEP)'s Connecticut Stormwater Quality Manual, in order to create a regionally grounded framework for long-term landscape establishment and stewardship.

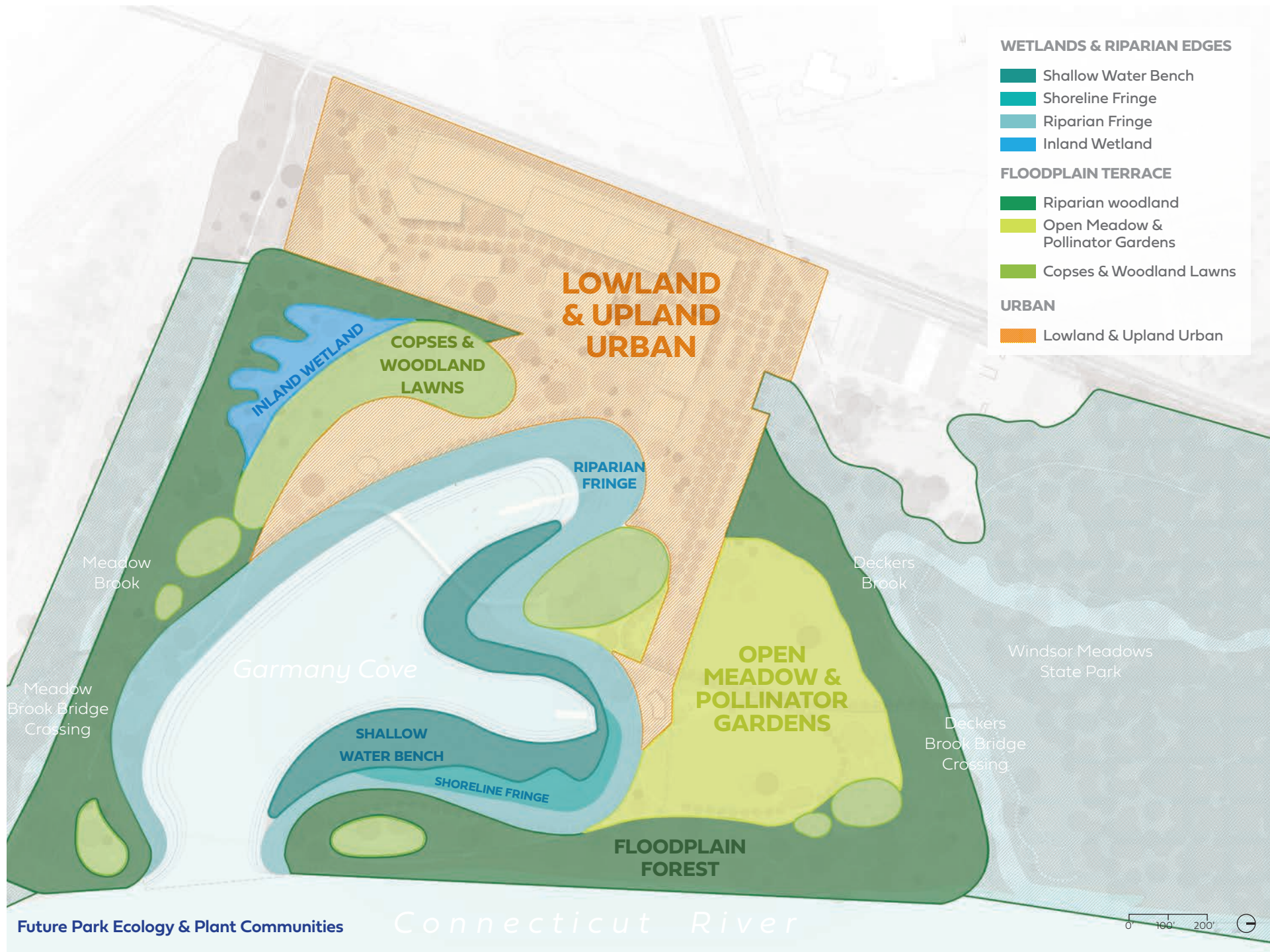
Recognizing that the site was developed, with significant environmental impacts based on previous uses and its urban context, the ecology and planting of the future park is designed to embrace evolution and adaptation. In addition to landscapes cultivated for the establishment of native plant and animal communities, the park will also include planting that is designed for urban access, connectivity, and active recreational use. The

site's upland urban plazas, terraces, access roads and parking will experience more intensive use, requiring palettes of native and adapted species that are resilient to urban conditions such as

compacted soils, paved areas, and runoff such as de-icing salts. The inland wetland in the southwest will similarly be designed to capture, treat, and release stormwater from urban areas before it re-enters the Connecticut River.

Each ecological zone is correlated to an approximate level of required maintenance, reflecting the intensity of care required for establishment and long-term success within an urban riverfront park.





LOWLAND | WETLANDS & RIPARIAN EDGES

SHALLOW WATER BENCH

Elevation 2' - 4' | Low Maintenance

Comprising just under two acres of the total habitat area in the park this zone is found where, at normal water level, the water meets the wetland bench and water edge. In this zone, plants are partially submerged and support the shallow water species often found in wetlands and shallow pool areas. This area will require little annual maintenance once plants are established and will create textured edges for fish and other native and endangered species to thrive.

Sample Plant Species

SHRUBS

Cephalanthus occidentalis
Buttonbush

Hibiscus moscheutos
Marsh Hibiscus

GRASSES

Alopecurus aequalis
Short-awned Meadow Foxtail

Crassula aquatica
Pygmyweed

Zizania aquatica
Wild Rice

Andropogon glomeratus
Bushy Beardgrass

Calamagrotis canadensis
Blue Joint

Leersia oryzoides
Rice Cutgrass

SEDGES

Carex Typhina
Cattail Sedge

Scirpus validus
Soft-stem Bulrush

Acorus calamus
Sweet Flag

Scirpus cyperinus
Wool Grass

Rhynchospora scirpoides
Long-beaked Beaksedge*

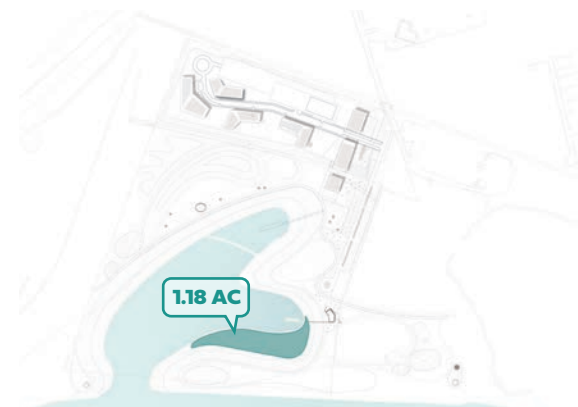
HERBACEOUS PERENNIALS

Peltandra virginica
Arrow Arum

Pontederia cordata
Pickerelweed

Nuphar luteum
Spatterdock

Sagittaria latifolia
Arrowhead Duck Potato



North American River Otter
Lontra canadensis



Tidewater Mucket *
Chrysemys picta



Eastern Lampmussel *
Lampsilis radiata



Yellow Lampmussel *
Lampsilis cariosa

* Indicates Threatened, Endangered, & Special Concerns Species in Hartford County

SHORELINE FRINGE

Elevations 5' - 10' | Low Maintenance

Shoreline fringe serves in part to help stabilize the banks of the cove. Here plants are above the normal water level, but are often wet due to storms and seasonal flooding. These species have a high tolerance for getting wet, but are also able to remain dry in the event of a drought.

Sample Plant Species

TREES

Quercus palustris
Pin Oak

Acer rubrum
Red Maple

Nyssa sylvatica
Tupelo

Salix nigra
Black Willow

SHRUBS

Ilex verticillata
Winterberry

Cornus amomum
Silky Dogwood

Alnus rugosa
Speckled Alder

Rosa palustris
Swamp Rose

GRASSES

Andropogon virginicus
Broomsedge

Andropogon glomeratus
Bushy Beardgrass

Festuca rubra
Creeping Red Fescue

Agrostis alba
Redtop

HERBACEOUS PERENNIALS

Iris versicolor
Blue Flag Iris

Aster umbellatus
Flat Top Aster

Leersia oryzoides
Rice Cutgrass

Eupatorium maculatum
Spotted Joe Pye Weed



Great Blue Heron
Ardea herodias



Leopard Frog*
Lithobates pipiens



Eastern Painted Turtle
Chrysemys picta



Eastern Spadefoot *
Scaphiopus holbrookii

* Indicates Threatened, Endangered, & Special Concerns Species in Hartford County

RIPARIAN FRINGE

Elevation 11'-20" | Low Maintenance

From the top of the cove edge and Marfuggi Riverwalk at elevation 20' down to elevation 11' is the Riparian Fringe zone. This section of the bank is often dry, but can withstand inundation after storm events or significant seasonal flooding. Like Shoreline Fringe species, plants between elevations 11'-20' help to stabilize the banks of the cove, as well as provide some shade to the edges of the water. Similar to the other cove-edge zones, this area requires little maintenance throughout the year.

Sample Plant Species

TREES

Ulmus americana
American Elm

Salix nigra
Black Willow

Acer rubrum
Red Maple

Betula nigra
River Birch

SHRUBS

Viburnum dentatum
Arrowwood Viburnum

Amelanchier arborea
Serviceberry

Ilex verticillata
Winterberry

Hamamelis virginiana
Witch Hazel

GRASSES

Poa palustris
Fowl Bluegrass

Glyceria striata
Fowl Mannagrass

Scirpus atrovirens
Green Bulrush

Agrostis alba
Redtop

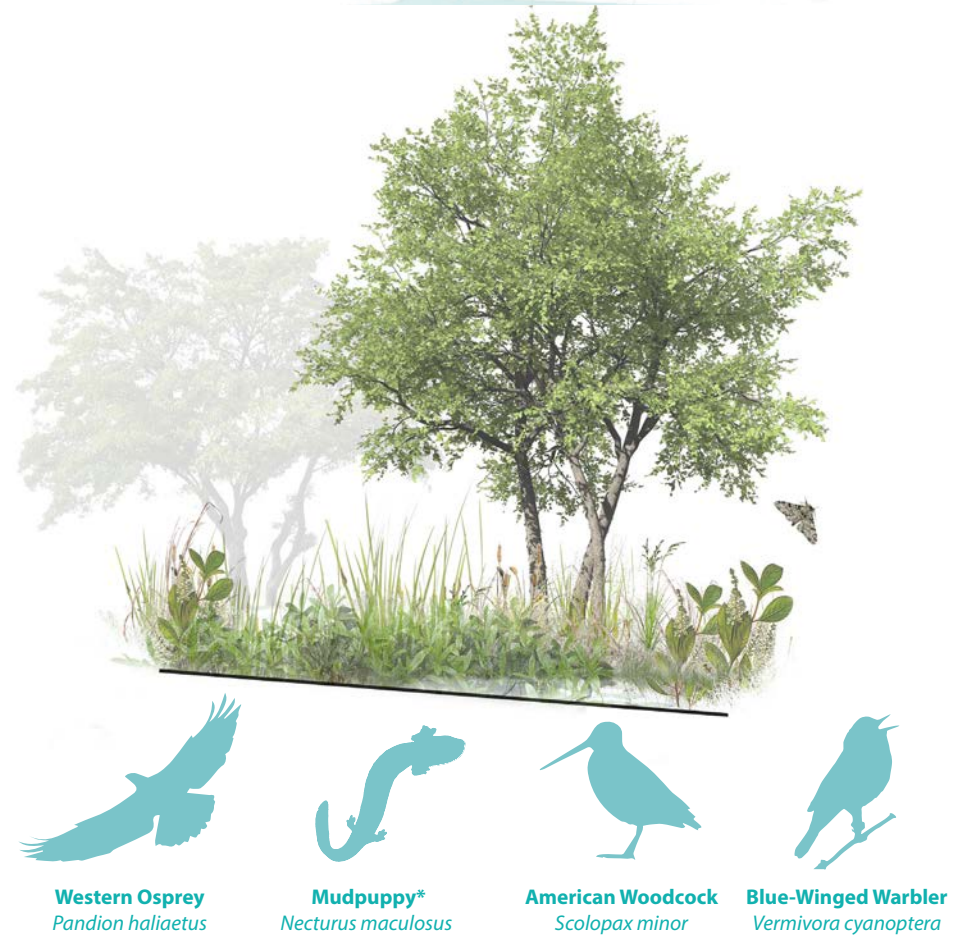
HERBACEOUS PERENNIALS

Lobelia cardinalis
Cardinal Flower

Polygonum spp.
Smartweed

Aster puniceus
Swamp Aster

Verbena hastata
Blue Vervain



* Indicates Threatened, Endangered, & Special Concerns Species in Hartford County

INLAND WETLAND

Elevations 10'-14' | Low Maintenance

The inland wetland is unique in that it is relatively isolated, hydrologically, from the rest of the park. Plants in the inland wetland must be salt tolerant and able to withstand runoff coming from the nearby roads and highways via Meadow Brook.

Sample Plant Species

TREES

Quercus alba
White Oak

Quercus rubra
Red Oak

Populus alba
White Poplar

SHRUBS

Aronia melanocarpa
Black Chokeberry

Cephalanthus occidentalis
Buttonbush

Iva frutescens
Marsh Elder/Tide Bush

Forsythia x intermedia
Forsythia

HERBACEOUS PERENNIALS

Andromeda polifolia var.
galucophylla
Bog Rosemary*

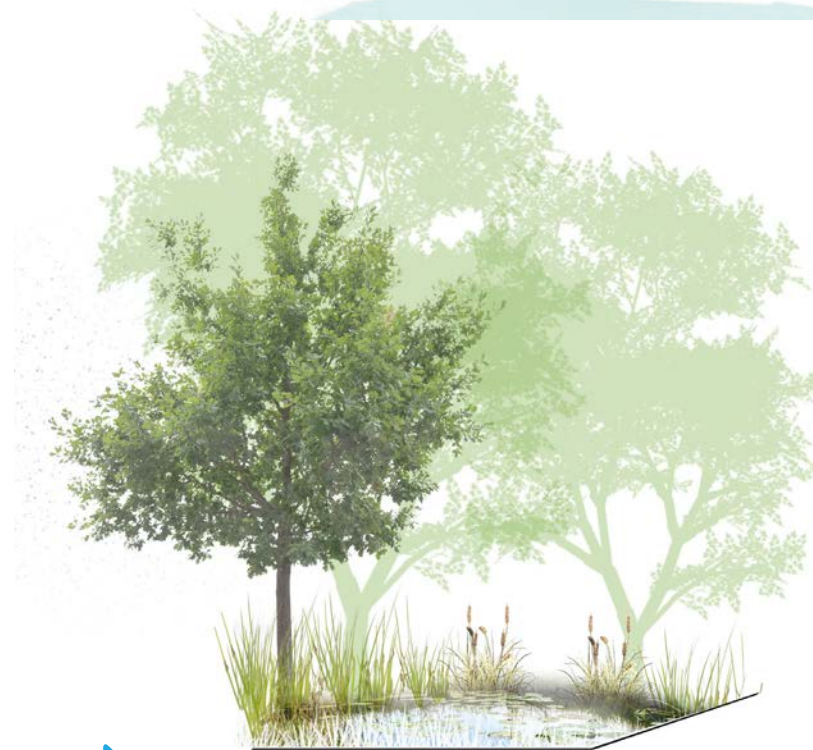
Carex typhina
Cattail Sedge*

Crassula aquatica
Pygmyweed*

Lobelia cardinalis
Cardinal Flower

Lotus corniculatus
Birdsfoot Trefoil

Xyris montana
Northern Yellow-eyed Grass*



Dragonfly*
various species



Bog Turtle *
Glyptemys muhlenbergii



Green Frog
Rana clamitans



Blue-Spotted Salamander *
Ambystoma laterale

* Indicates Threatened, Endangered, & Special Concerns Species in Hartford County

UPLAND | FLOODPLAIN TERRACE

RIPARIAN WOODLAND

Elevation 20' | Low Maintenance

The riparian woodland zone wraps the edges of the new park and serves as temporary storage during infrequent but significant flood events. Around the park, riparian woodland provides shade with deciduous and evergreen trees, slope stabilization along the banks of the river, and significant habitat space.

Sample Plant Species

TREES

Catalpa speciosa
Northern Catalpa

Quercus bicolor
Swamp White Oak

Acer saccharum
Silver Maple

SHRUBS

Alnus incana
Gray Alder

Boehmeria cylindrica
False Nettle

Cornus sericea
Red Osier Dogwood

Sambucus canadensis
Wild Elderberry

GRASSES/HERBACEOUS PERENNIALS

Pilea fontana
Canadian Clearweed

Agastache scrophulariifolia
Purple Giant Hyssop*

Salix eriocephala
River Willow

Scirpus georgianus
Georgia Bulrush*

Matteuxia struthiopteris
Ostrich Fern

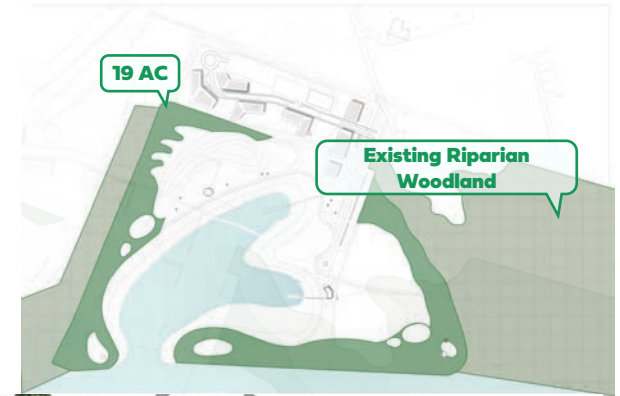
SEDGES

Carex davisii
David Sedge*

Carex hirtifolia
Pubescent Sedge

Carex grayi
Gray's Sedge

Carex typhina
Cattail Sedge



White-Tailed Deer
Odocoileus virginianus

Puritan Tiger Beetle *
Cicindela puritana

Bald Eagle *
Haliaeetus leucocephalus

Red Admiral Butterfly
Vanessa atalanta

* Indicates Threatened, Endangered, & Special Concerns Species in Hartford County

OPEN MEADOW & POLLINATOR GARDENS

Elevation 21'-23' ' | Medium Maintenance

Comprised of native pollinator-friendly species, the open meadows at the new Park creates habitat for upland species. Requiring slightly more maintenance than the riparian zones in the park, the upland meadow will require occasional monitoring and removal of invasive species and yearly mowing.

Sample Plant Species

GRASSES

Deschampsia cespitosa
Tuffed Hairgrass*

Elymus wiegandii
Wiegand's wild rye*

Aristida longespica var. *geniculata*
Needlegrass*

Aristida purpurascens
Arrowfeather*

SEDGES

Carex aestivalis
Summer Sedge*

Carex alata
Broadwing Sedge*

Carex foenea
Bronze Sedge*

Carex barrattii
Barratt's Sedge*

HERBACEOUS PERENNIALS

Alopecurus pratensis
Meadow Foxtail*

Arethusa bulbosa
Dragon's Mouth*

Blephilia ciliata
Downy Woodmint*

Blephilia hirsuta
Hairy Woodmint*

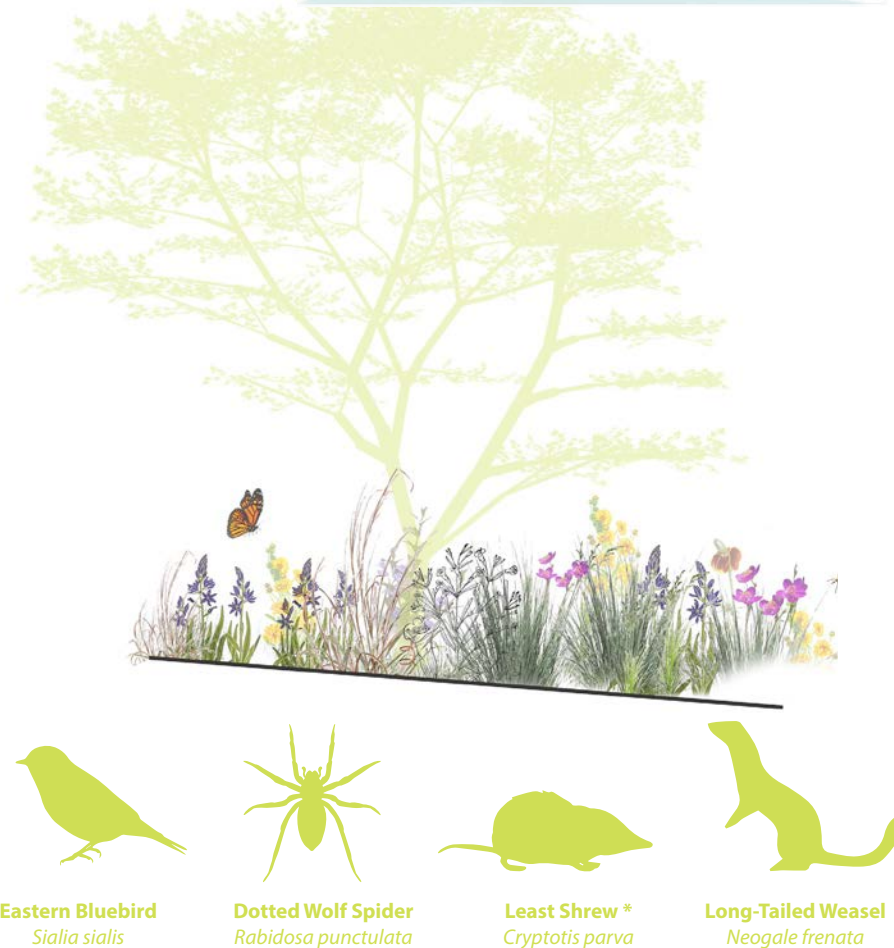
Hypericum ascyron
St. John's Wort*

Asclepias purpurascens
Purple Milkweed*

Solidago latissimifolia
Elliott's Goldenrod*

Liatris novae-angliae
New England Blazing Star*

Eurybia radula
Rough Aster*



Eastern Bluebird
Sialia sialis

Dotted Wolf Spider
Rabidosa punctulata

Least Shrew *
Cryptotis parva

Long-Tailed Weasel
Neogale frenata

* Indicates Threatened, Endangered, & Special Concerns Species in Hartford County

COPSES & WOODLAND LAWNS

Elevations 21' - 40' | Medium Maintenance

The open woodlands and flexible lawns at the new Park will create significant tree canopy for birds, while maintaining open spaces for the community to use. Longer perimeter grasses form habitat patches for snakes, turtles, and birds. The open lawns will require a higher degree of maintenance to keep the turf grass mown throughout the summer months.

Sample Plant Species

TREES

Ulmus americana
American Elm

Quercus palustris
Pin Oak

Liriodendron tulipifera
Tulip Tree

Fraxinus americana
White Ash

Liquidambar styraciflua
Sweetgum

Tilia americana
American Linden

Quercus shumardii
Shumard Oak

Ulmus 'Urban'
Urban Elm

GRASS

Milium effusum
Tall Millet Grass*

Festuca arundinacea
Tall Fescue

Panicum virgatum
Switchgrass

Lolium perenne
Perennial Ryegrass



Eastern Ratsnake
Pantherophis alleghaniensis

Red-Headed Woodpecker *
Melanerpes erythrocephalus

Wild Turkey
Meleagris gallopavo

Eastern Box Turtle *
Terrapene carolina

* Indicates Threatened, Endangered, & Special Concerns Species in Hartford County

URBAN

LOWLAND & UPLAND

Elevation 20' - 32' | High Maintenance

The Lowland Urban zone will require the highest level of input and maintenance. Curated gardens, trees in paving, and open lawns will need tending throughout the year. Though comprised of more hardscape than the rest of the park, these plazas will be shaded by allees of trees for park visitors to enjoy during the warmer months.

Sample Plant Species

TREES

Liquidambar styraciflua
Sweetgum

Ostrya virginiana
Hop Hornbeam

Platanus x acirefolia
London Planetree

Quercus rubra
Red Oak

Tilia tomentosa
Silver Linden

Tilia americana
American Linden

Quercus shumardii
Shumard Oak

Ulmus 'Urban'
Urban Elm

Gleditsia triancathos
Honeylocust

Acer rubrum 'Columare'
Columnar Red Maple

Acer rubrum 'October Glory'
October Glory Red Maple

Aesculus x carnea 'Red Hosechestnut'
Urban Elm

UNDERSTORY TREES

Crataegus virdis 'Winter King'
Winter King Hawthorn

SHRUBS

Hydrangea quercifolia 'Snow Queen'
Snow Queen Oakleaf Hydrangea

Viburnum obovatum
Walter's Viburnum

Cephalanthus occidentalis
Buttonbush

HERBACEOUS PERENNIALS

Plantago virginica
Virginia Plantain*

Enchinacea purpurea
Purple Coneflower

Liatris novae-angliae
New England Blazing Star*

Eurybia radula
Rough Aster*



Western Honey Bee
Apis mellifera



American Robin
Turdus migratorius



Chipping Sparrow
Spizella passerina



Eastern Grey Squirrel
Sciurus carolinensis

* Indicates Threatened, Endangered, & Special Concerns Species in Hartford County

ACCESS & CIRCULATION

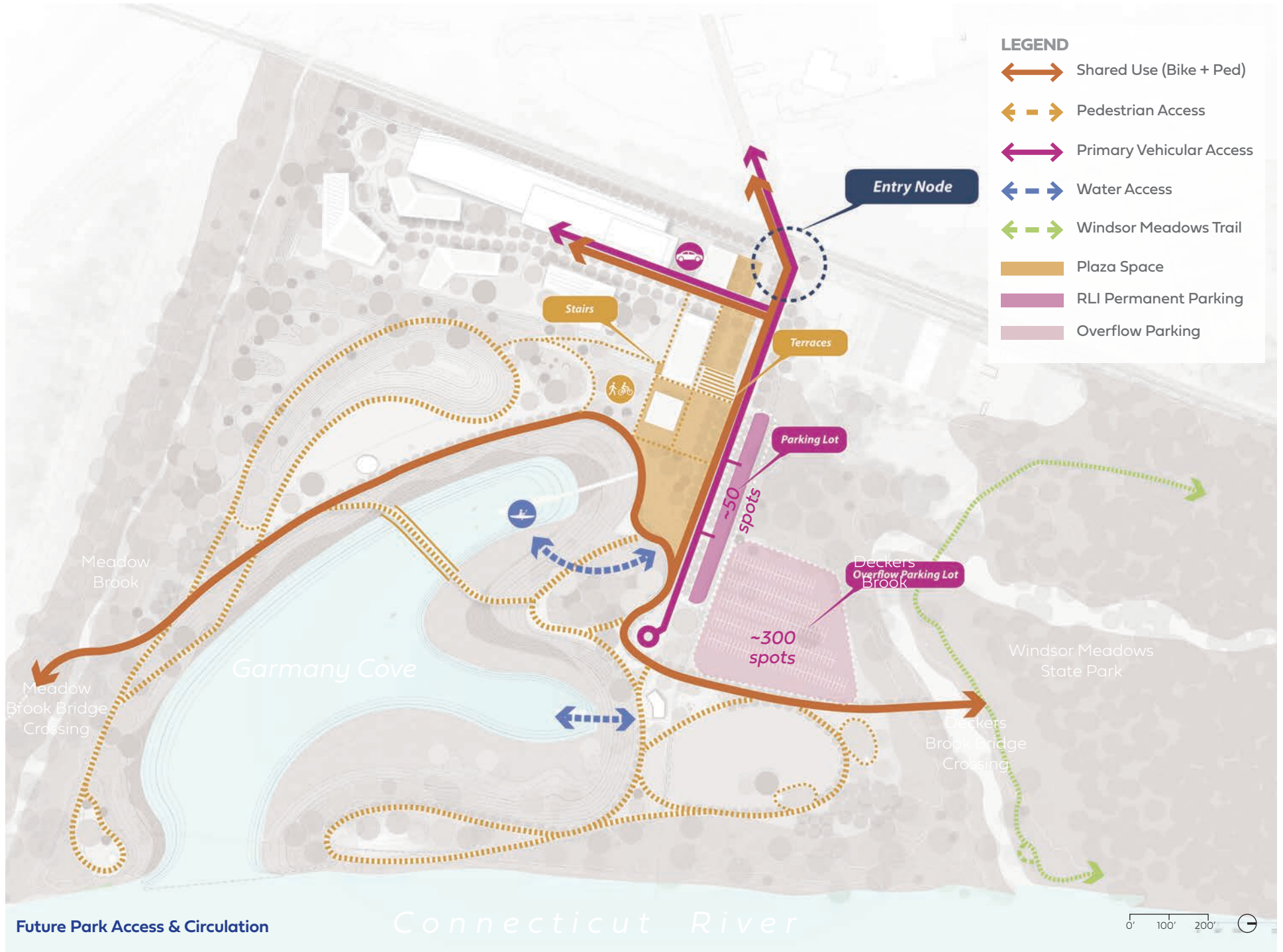
For local and regional communities, the future park will open up access to 76-acres of previously inaccessible land directly on the Connecticut River to the public. In addition, the Joe Marfuggi Riverwalk & Windsor Riverwalk will complete the “missing link” in a riverfront shared-use trail upriver and downriver, with new connectivity westward via Meadow Road towards Keney Park.

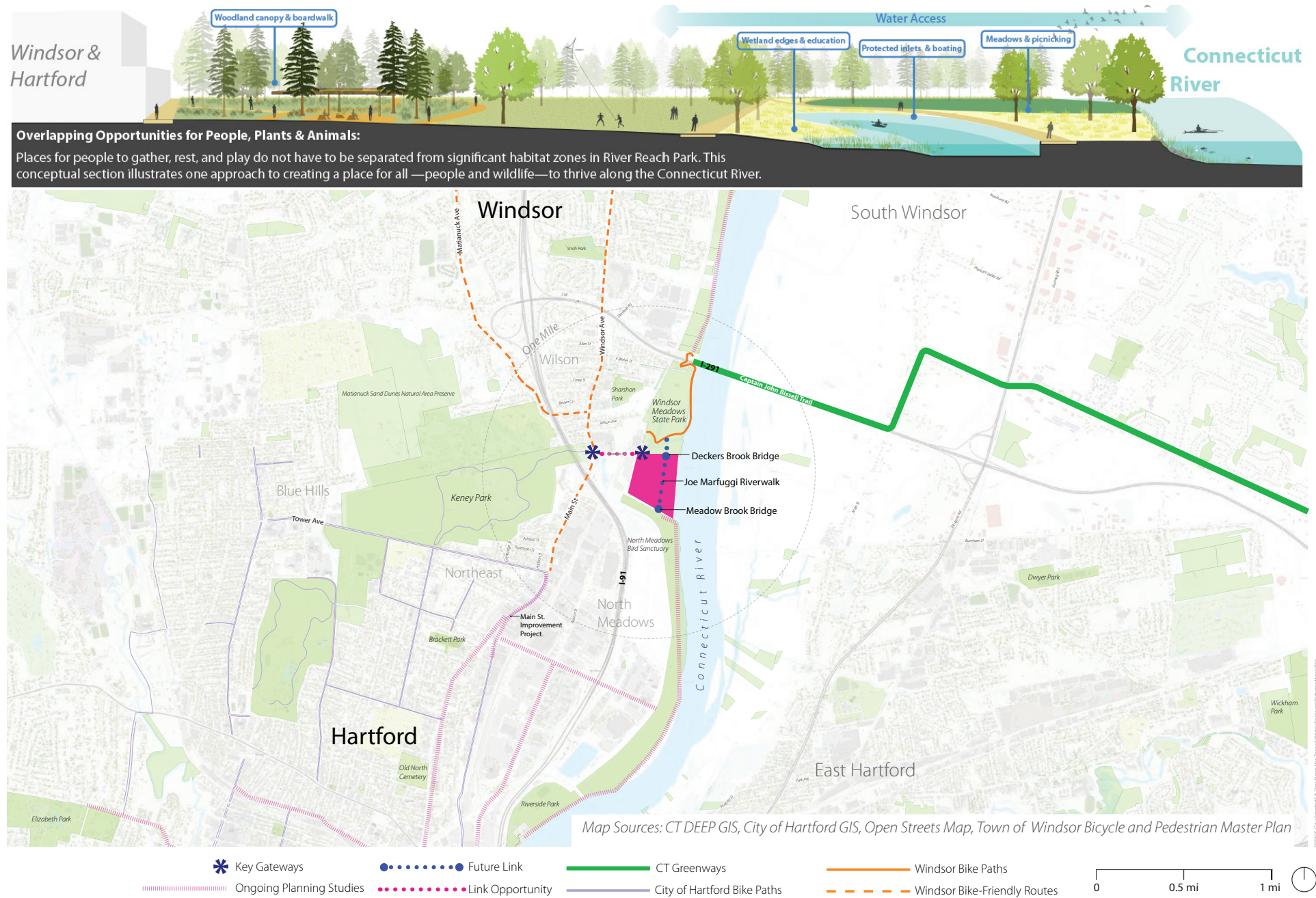
Vehicular access is provided from Meadow Road, where the road bisects south into the upper commercial development, and west towards the River. A parking lot and access to plazas along this road create opportunities for optimal boat equipment and dock access, and areas for festivals and events, while restricting this public vehicular access from encroaching on the broader park. A comprehensive trail system extends from the spine of the Joe Marfuggi Riverwalk & Windsor Riverwalk, offering diverse ways to

access and experience the park’s landscapes – from asphalt trails that weave out towards overlook points, to crushed stone pathways within the open meadow gardens, or wood boardwalks through the inland wetlands.

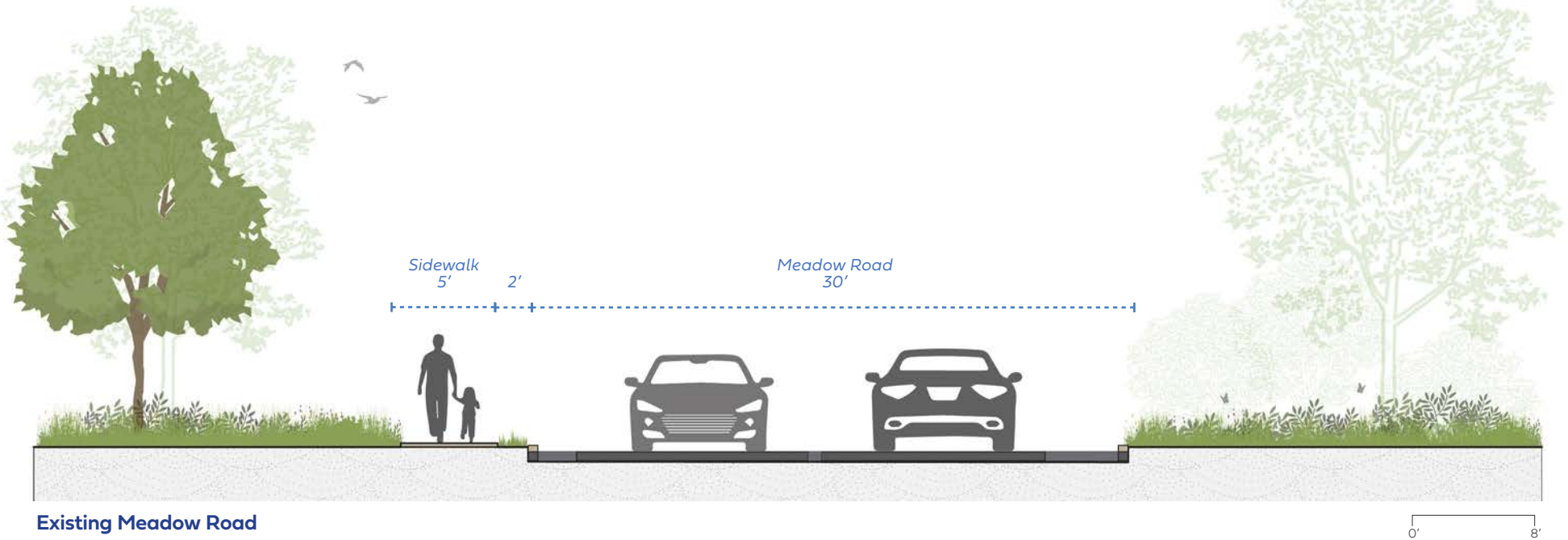
Grounded in Riverfront Recapture’s mission to “Connect People with the Connecticut River”, the future park integrates universal design and accessibility strategies from overall planning down to the detail of paving materials, boating facilities, and building accommodations. The trail system, as well as urban pathways and plazas, are designed according to ADA guidelines, including accessible slopes, tactile warnings, and accessible paving surfaces. Destinations within the park are designed to accommodate a broad range of users, welcoming all ages, backgrounds, and diverse needs.



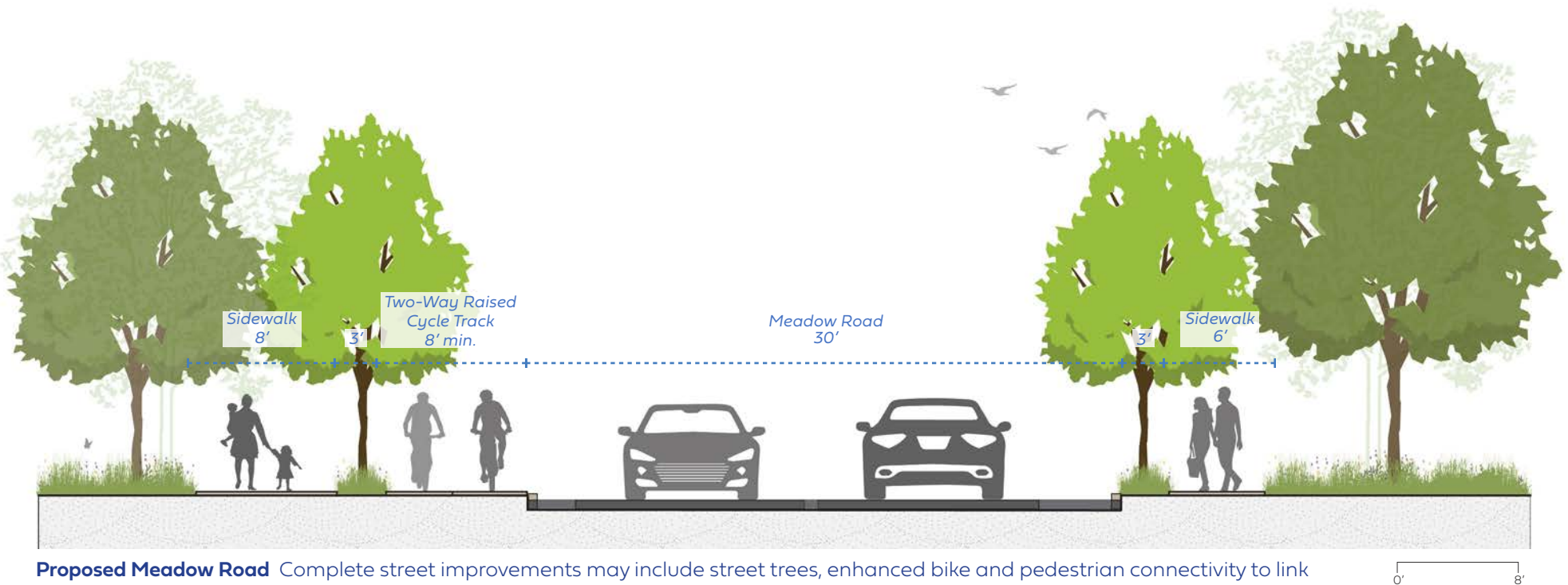




Local & Regional Connectivity Extension of the Joe Marfuggi & Windsor Riverwalks, bridge crossings of Deckers Brook and Meadow Brook, and connection to Meadow Road integrate the future park into local and regional trail systems.



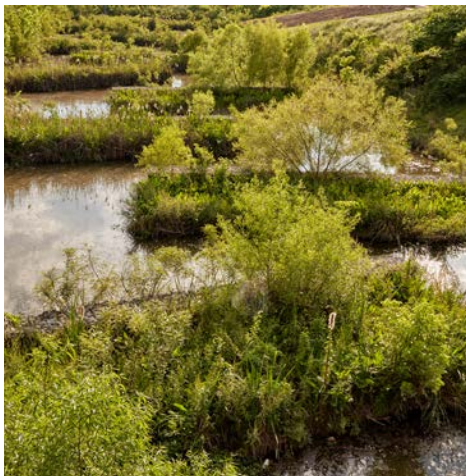
Existing Meadow Road



Proposed Meadow Road Complete street improvements may include street trees, enhanced bike and pedestrian connectivity to link the future park to Windsor Ave and Keney Park to the west.

MATERIALS

The park requires a material approach that is durable and resilient, due to its location within the active floodplain of the Connecticut River. Paving materials will include asphalt, concrete, and select areas of unit paving, all designed for vehicular access for maintenance and event programming, as well as for a simple and reserved approach that foregrounds the riparian landscape. Park structures can tie into other Riverfront Recapture parks by utilizing the same concrete textures. An emphasis on natural materials such as stone and wood will be integrated throughout, from seating and boardwalks to natural play features, terraces, and the park's distinctive structures.



FURNITURE

Site furniture across the park reinforces the durable and resilient ethos of site materials and lighting – supporting visitors to use the park safely and conveniently, while reflecting a recessive approach that is resonant with the future park's overall identity and intention to foreground the beauty of the Connecticut River. The consistency of features within the future park – including benches, trash/recycling receptacles, and bike racks – will be coordinated with overall objectives for consistency across the Riverfront Recapture parks system.



LIGHTING

Site lighting will be designed to provide appropriate illumination for public access and safety, while minimizing over lighting and uplighting that has negative impacts on wildlife. Lighting along the Joe Marfuggi Riverwalk / Windsor Riverwalk will include pedestrian poles that are designed to withstand flood events and ensure broader connectivity for visitors or commuters who are passing through the park – across Deckers Brook to the north, Meadow Brook to the south, and across the railroad tracks to Meadow Road to the west.



WAYFINDING

The future park's position within Riverfront Recapture's parks system and the regional trails system up and down the Connecticut River require an approach to signage and wayfinding that is integrated with existing systems. These include Windsor Meadows State Park, the Windsor Riverwalk, and the Joe Marfuggi Riverwalk that will connect the future park to Riverfront Park and the broader Riverfront Recapture parks system. Graphics and wayfinding within the future park will balance integration with these systems, alongside a clear park graphic approach that reinforces park identity and placemaking.



PROGRAMMING & SUPPORT INFRASTRUCTURE

Riverfront Recapture's New Park vision will transform the strong community enthusiasm for a broad range of park activities into an informed park design that embraces flexibility for inclusive programming opportunities, adaptability to the community's changing needs, and an expectation of evolution over generations.

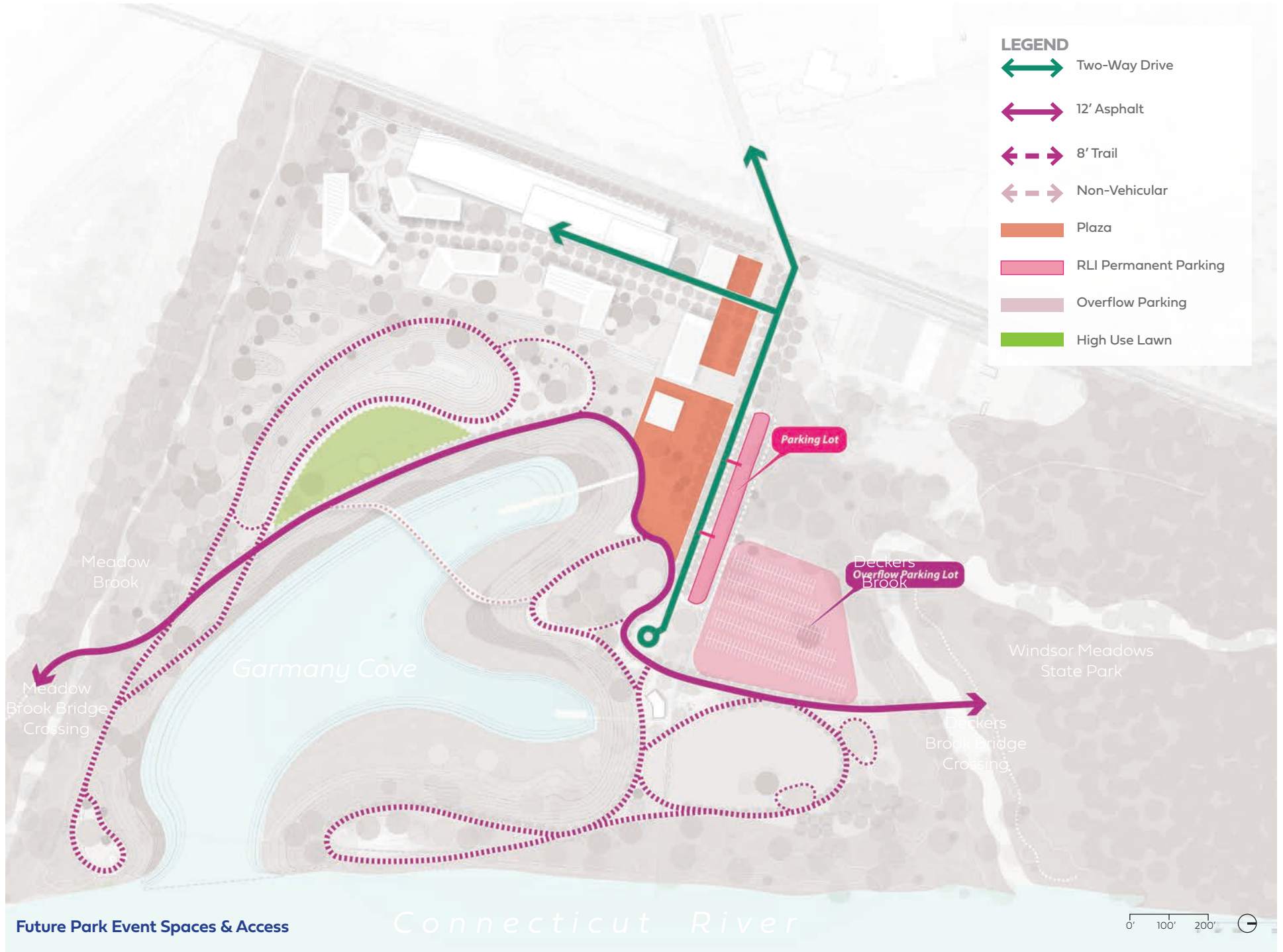
The future park will host a wide range of programming, organized by Riverfront Recapture, local organizations, and partners who are committed to expanding access to diverse experiences of the Connecticut River. Many areas are designed to seamlessly transform from everyday gathering places to special event destinations. For example, the Great Lawn and Prospect Hill may be used for pickup games, picnics, or sledding, as well as for concert events for an audience of 40 or 4,000.

The terraces and open lawns at the Riverfront Gateway are activated daily from spill out from the Water Access Building, boat rentals, and splash pad, as well as accommodating pop-up events, markets, large boating events, and community celebrations with food trucks and performances. Paving across the site is designed to accommodate

vehicular access for event set up, as well as emergency routes and safe egress for visitors.

Programming will be supported by the future park's structures – including a Nature Pavilion for educational activities and viewing opportunities from a second level out over the landscape; the Multi-Use Stage, which is a platform for daily park use with its shaded canopy for outdoor classes or gathering as well as concert events with infrastructure for lighting and sound; the Cove Bridge, which offers an iconic spectator destination for boating events; the Observation Pavilion for small classes and ceremonies such as weddings; and the Camping Pavilion, which can accommodate daily visitors of all ages for outdoor activities and education, as well as weather protection for overnight campers. Maximizing opportunities for programming that gets visitors out on the water is a priority, reflected in the future park's focus on accessible dock infrastructure. The floating dock adjacent to the Water Access Building is universally accessible for all users, down to low water elevations of 2' – designed for everyday boaters in kayaks, canoes, or single sculls up to 8-person crew boats and dragon boats.





Water, Power & Telecom

Distributed site water and power will support the broad range of activities and events anticipated for the future park. Infrastructure within the floodplain will be designed for resiliency, due to periodic flooding. For example, event power and broadband for the multi-use stage will be located within the canopy structure above BFE 32'. At both the Water Resource Building and plazas above BFE, convenience power and water will be available for markets, food trucks, and other pop-up activities – in addition to public WiFi within the Riverfront Gateway area.

Parking

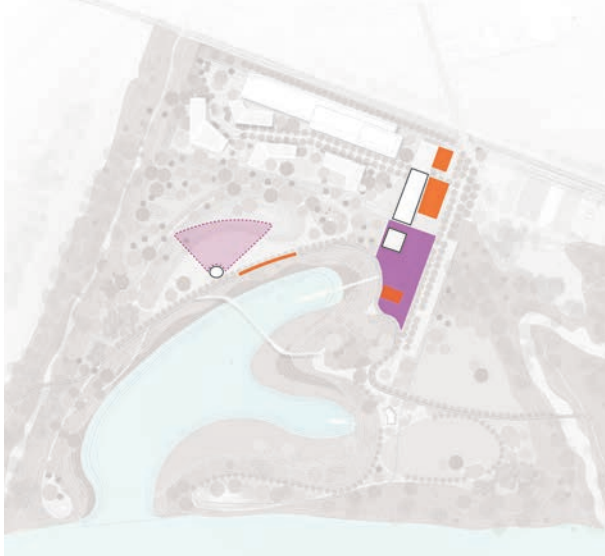
The future park will include approximately 50 permanent parking spaces, extended parallel to the major access and bordered by rows of trees that integrate this area with the adjacent Windsor Meadows State Park forested edge. Additional parking for visitors will be available in the parking garage within the commercial development area. During large events, the open meadow adjacent to this lot may be mowed and used for temporary parking – accommodating up to 300 vehicles. During all events, access to and through the park by foot and on bicycle will continue to be accommodated and encouraged.

Riverfront Rangers

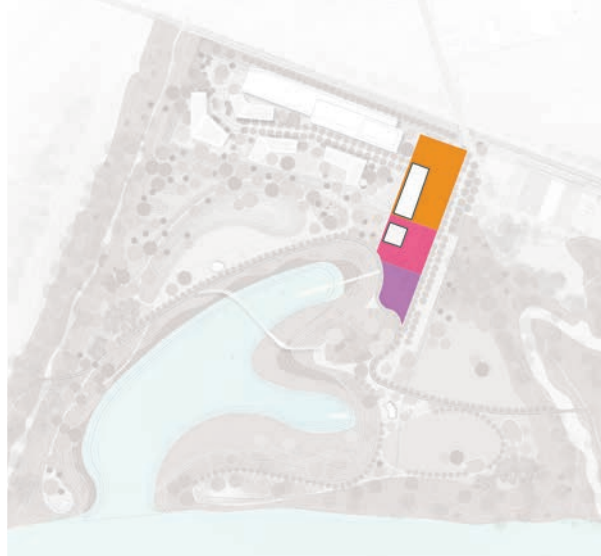
Riverfront Rangers will support park visitors as they do for all other parks within the Riverfront Recapture parks system. Riverfront Rangers provide a welcoming, secure, and environment for all park visitors. They will provide information, enforce rules, inspect boats, and patrol the future park on foot, bikes, in trucks, or all-terrain vehicles and carry radios to contact police, should a need arise. The Rangers treat visitors as they would want to be treated visiting an unfamiliar location, prioritizing the cultivation of parks that are welcoming and inclusive. With the assistance of the area police, they endeavor to make Riverfront Recapture's parks system the safest, cleanest, and most enjoyable in the region.



Concert



Community Event



LEGEND

- Food Truck Area (5-10 trucks)
- Event Tent Area (30x30)
- Vendor Tents (10-15 tents)
- Permanent Restrooms +/- 10

Boating Event



School / Nature Trip



Private Event



Flexible Programming Future park event layout alternatives.

PUBLIC ART & STORYTELLING

The public engagement process revealed great enthusiasm for a future park that highlights and cultivates the diverse stories and creative talents of local communities. Local storytelling and artistic expression will be embedded throughout the future park, with an emphasis on features that are integrated or engaged with the environment. Art may include sculptures or installations; interpretive features or historic markers; opportunities for musical or dance performances, or programming initiatives that engage the future park as a living and evolving riverfront landscape – balancing past, present, and future.

Joe Marfuggi Riverwalk Interpretive Program

The Joe Marfuggi Riverwalk is both a shared-use trail and interpretive landscape destination that embodies the insight, vision, and passion for the region of Riverfront Recapture's longtime CEO. The entrance to the Joe Marfuggi Riverwalk will be located next to the Riverfront Boathouse, extending 2.2 miles and creating connections to downtown Hartford and East Hartford, and to Windsor, South Windsor, and Keney Park through the future park. Six open-air galleries will present a history of the river valley, telling the stories of the Connecticut River and the people who lived along it.

Located at either the beginning or end of this interpretive trail, the future park will be a place that complements and expands upon the trail's historic content – offering a different framework for cultural

expression and contemporary local arts.

Cultural Programming Opportunities

Riverfront Recapture's current programming promotes opportunities to highlight and reflect the diverse stories, artistic talents, and cultural traditions of local communities – from Hartbeat Music Festival, which showcases local musicians, to Taste of the Caribbean & Jerk Festival, a popular celebration of the culinary arts representing the region's large population with connections to island nations in the Caribbean. The future park will offer opportunities to expand this important programming, including potential collaboration with local partners such as the Urban Ecology Wellness Center at Keney Park.

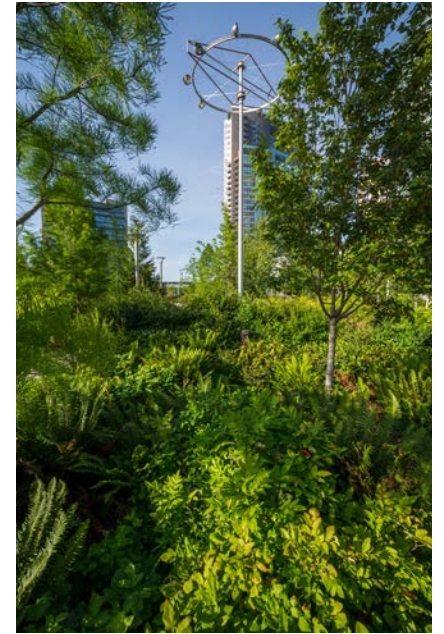
Temporary & Seasonal Installations

In addition to fixed or permanent public art and interpretive features within the park, temporary or seasonal installations offer opportunities for creative rotating exhibitions. Site-based sculpture at the Riverfront Gateway, lighting installations on the Cove Bridge, or contemporary dance performances within the open meadow are just a few examples of ways that the future park could serve as a supportive framework for contemporary artistic expression. Distributed water and power infrastructure throughout the site is intended to flexibly support these temporary or seasonal displays.





Keney Park Sustainability Project



3.4 Operations & Maintenance

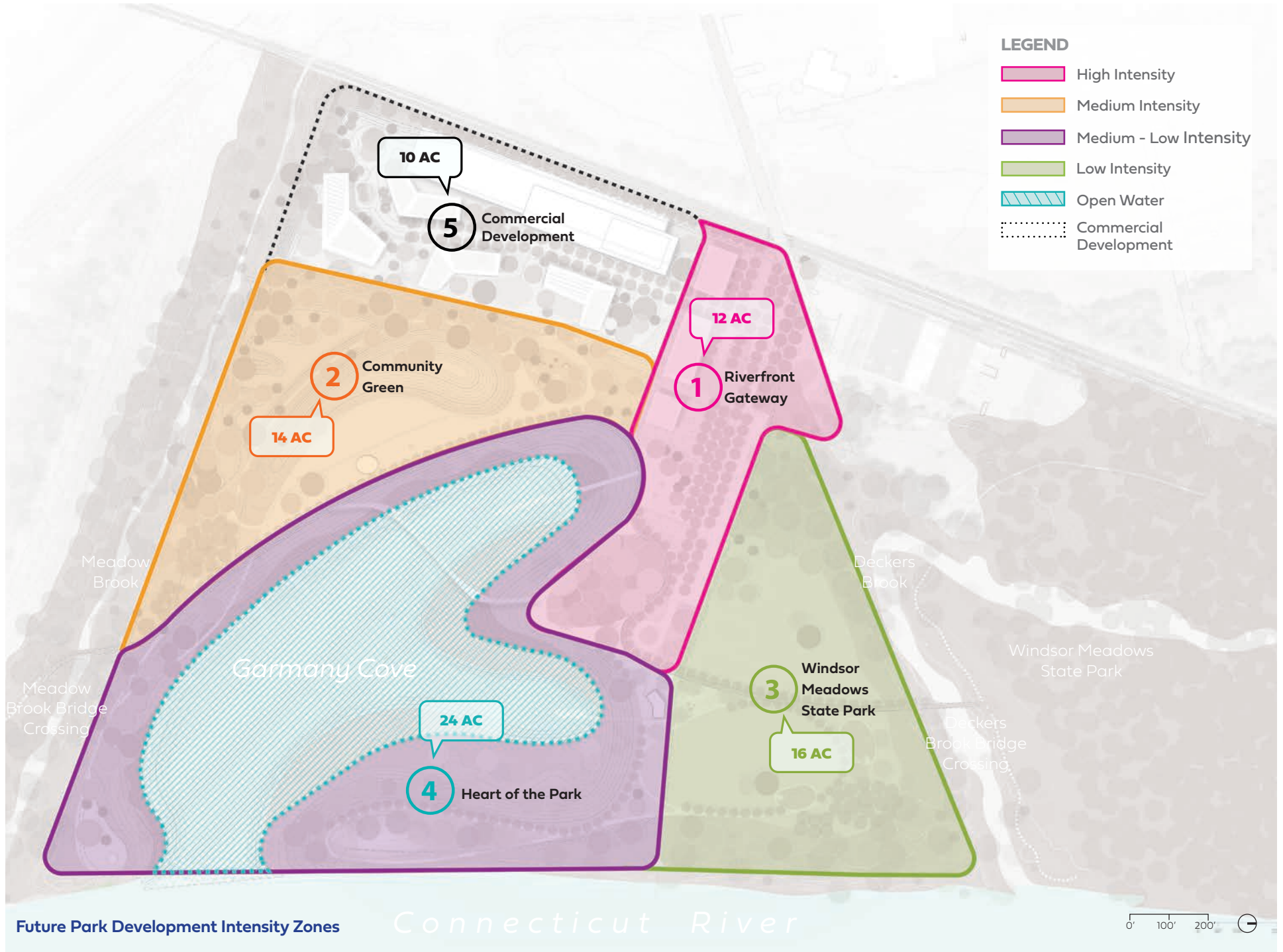
APPROACH TO PARK OPERATIONS, MAINTENANCE & PROGRAMMING

Riverfront Recapture oversees over 450 acres of public riverfront land, including four public parks and riverwalks on both sides of the Connecticut River in Hartford and East Hartford. In addition to strategically visioning and constructing this extensive park system, restoring vital access for communities to connect with the River, Riverfront Recapture has successfully operated, maintained, and programmed these essential public resources for 25 years.

The future park will be a significant addition to Riverfront Recapture's park system, expanding the scope of overall operations and the communities reached with its first park in Windsor. In order to

address the specific requirements of this future park – with its distinct landscape typologies and park amenities – Riverfront Recapture anticipates the expansion of its organizational capacity, which will be planned for in coordination with park design development and construction. This will include adjustments to overall organizational approach to administration, fundraising, and communications, as well as site-specific approach to staffing, routine maintenance, capital maintenance, security, events and programming.







CHAPTER 4

PARK STRUCTURES

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4.1 Overall Architectural Approach

DISCOVERY

Small playful structures of a common family are placed in the landscape throughout the future park to support community programming. Drawing inspiration from natural forms and phenomena, they will be constructed from similar fabrication techniques and materials. Wood is the primary structural material, making the buildings at home in their park surroundings, while also providing a carbon-friendly, sustainable material choice. As visitors meander along the trails of the future park, each structure is intended to provide moments of surprise, awe and respite.

LIGHT AND SHADOW

All of the structural systems employ a series of wood joists and screens, allowing each to be animated by light and shadow as sun and moon light filter through from above - much like light and shadow cast through a tree canopy. Natural wood and concrete surfaces absorb light, while reflective - water like - surfaces like metal roofing may be used as well. The intention is to create structures that can call attention to the nuance of shadows and moments of light on the forest floor and in the meadows shifting and morphing throughout the day.



Connection & Activation The park structures offer support for park programming and diverse opportunities to experience the Connecticut River



Site Plan Locations of the future park structures.

4.2 Park Structures

FAMILY OF STRUCTURES

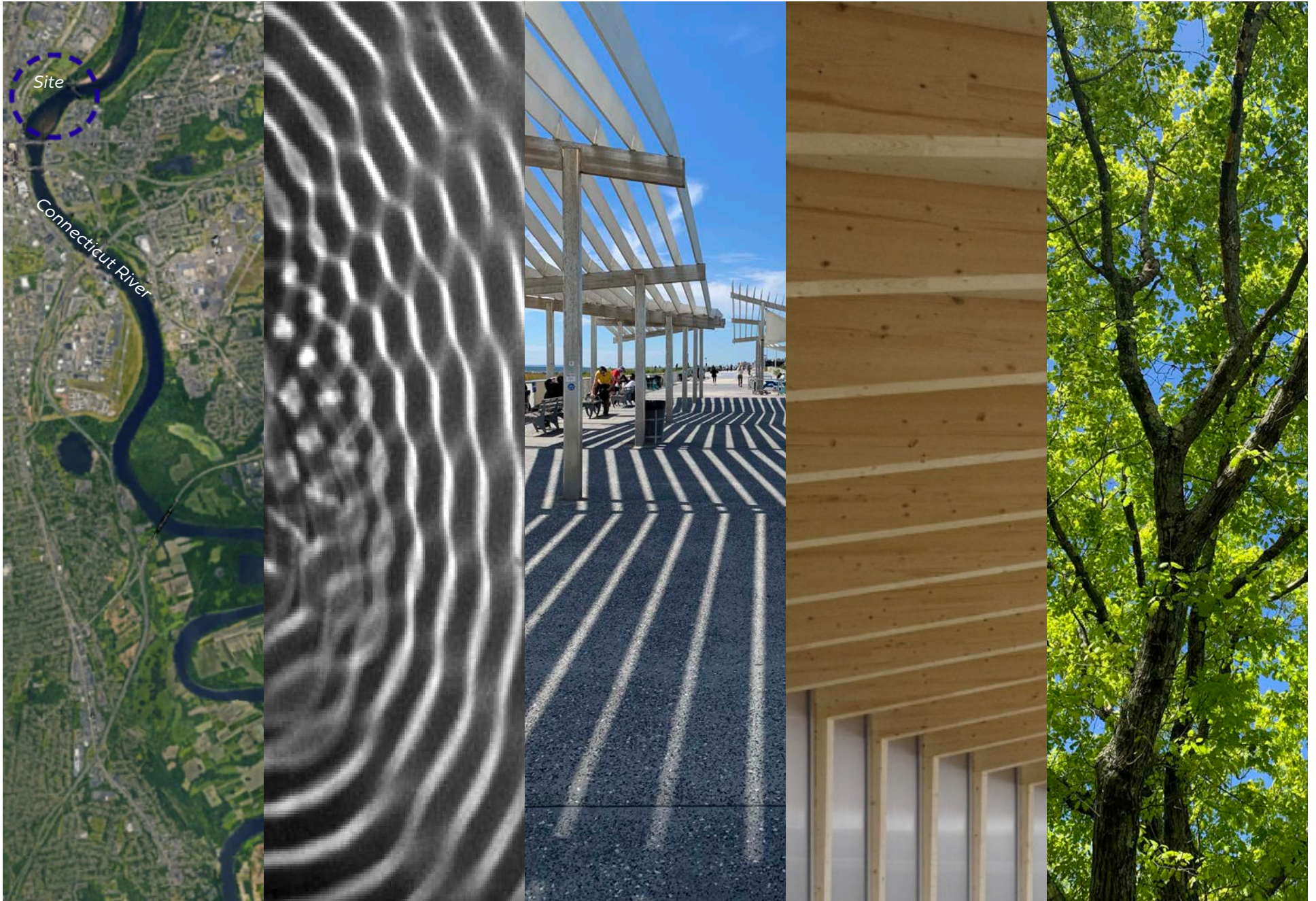
The park structures are members of a family influenced by patterns found in the natural world - ripples, growth rings, branches. While each structure is specific to its site within the park and its response to needed program, they all take advantage of views, orientation and grading, sharing common elements throughout. Materiality is consistent, with wood slatted roof structures and metal roofing. The structural patterns are developed with a repetitive module and also include expansions, contractions and shifts in plane specific to the function and site.

SHELTER

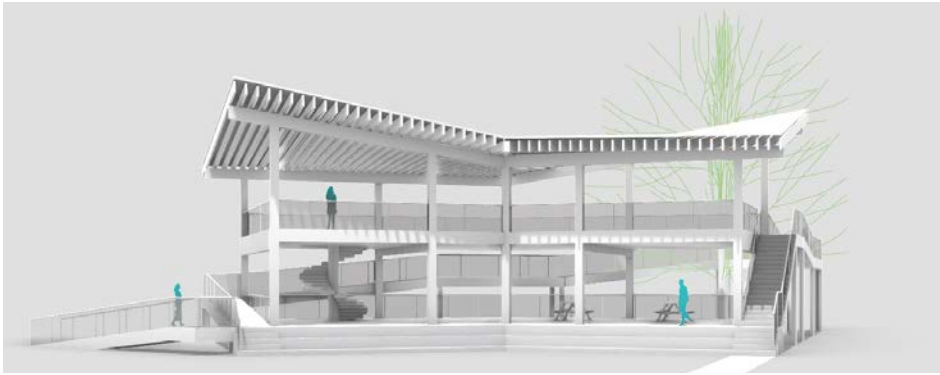
The Nature Center and Stage require weatherproof roof structures to support their programming. However, it may be appropriate to use translucent roofing materials to permit the diffusion of light and shadow through the roof structures. There may be an opportunity in design development to explore this idea further.

The Overlook Pavilion includes both open and weatherproof roof structures- one side to provide protection from the elements, the other to filter the day and night skies.





Common Architectural Elements Park structures are generated from meanders, ripples, shadows, lines and interference patterns.



Nature Center



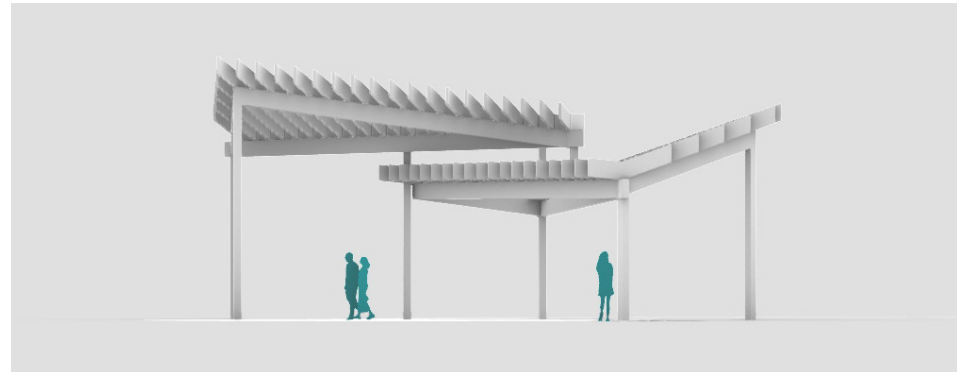
Multi-Use Stage



Garmany Cove Bridge



Overlook Pavilion



Architectural Intent The park structures are an ensemble tied together with common natural elements.



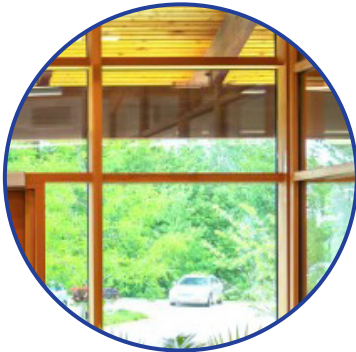
Standing Seam Metal Roofing



Exterior Grade Plywood



Cedar Slat Roof Framing
Shade Structure



Aluminum Clad Wood Storefront
Windows and Doors



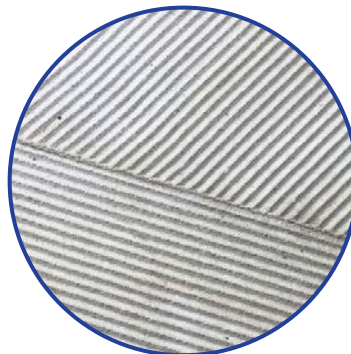
Mass Timber Structure



Cedar Lattice



Black Locust Decking



Textured Concrete



Webnet Guardrails

Common Architectural Elements Look and feel of precedent materials.

NATURE CENTER

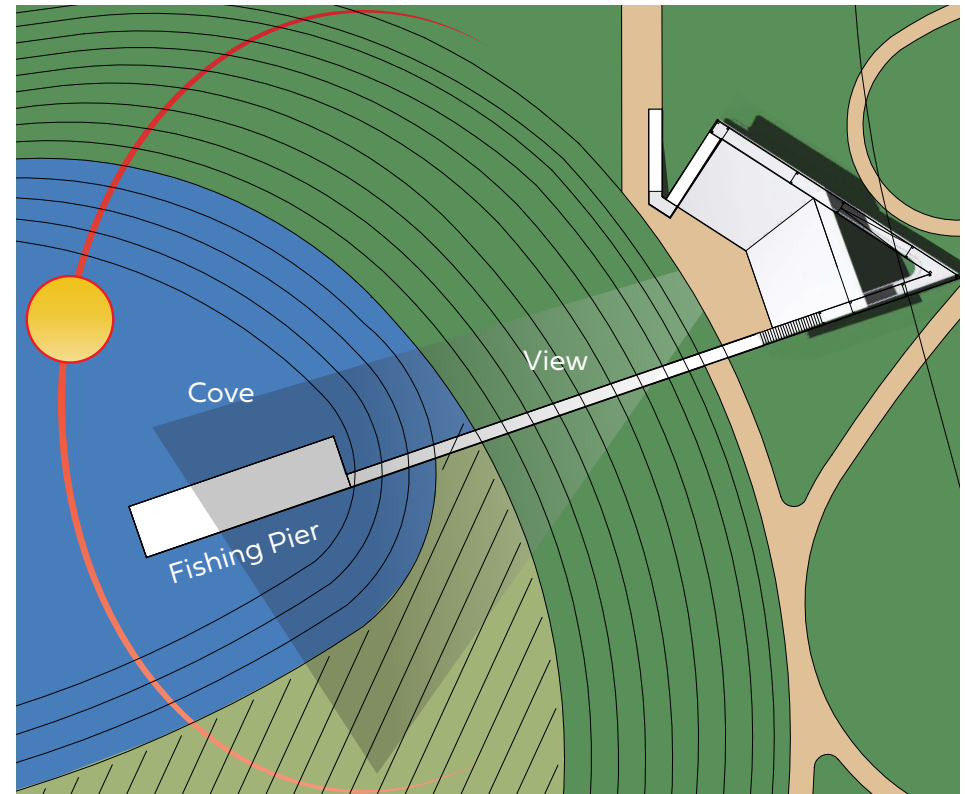
The fully accessible Nature Center sits above the design flood elevation of 33'-0", with a covered picnicking area and event space below. A 1:12 ramp wraps from grade up and around the structure and an adjacent tree, then extends out towards the fishing pier which is oriented south towards the stage. An appealing circular stair also connects the two levels.

Nature Center programming includes a weather resistant permanent exhibit, as well as space to accommodate community classes and lectures for events focused on the Connecticut River ecosystem. Drop-in activities for families may be offered after school and on weekends. A secure area will be required for materials storage.

The Nature Center will require exterior grade lighting on both levels, as well as a limited number of electrical outlets to facilitate programming. An electrical panel with shutoff will be included at the upper level above the flood plane. A water connection may also be required. The inclusion of a flotsam guard to prevent river debris from accumulating below the ramp will be studied in the next phase.

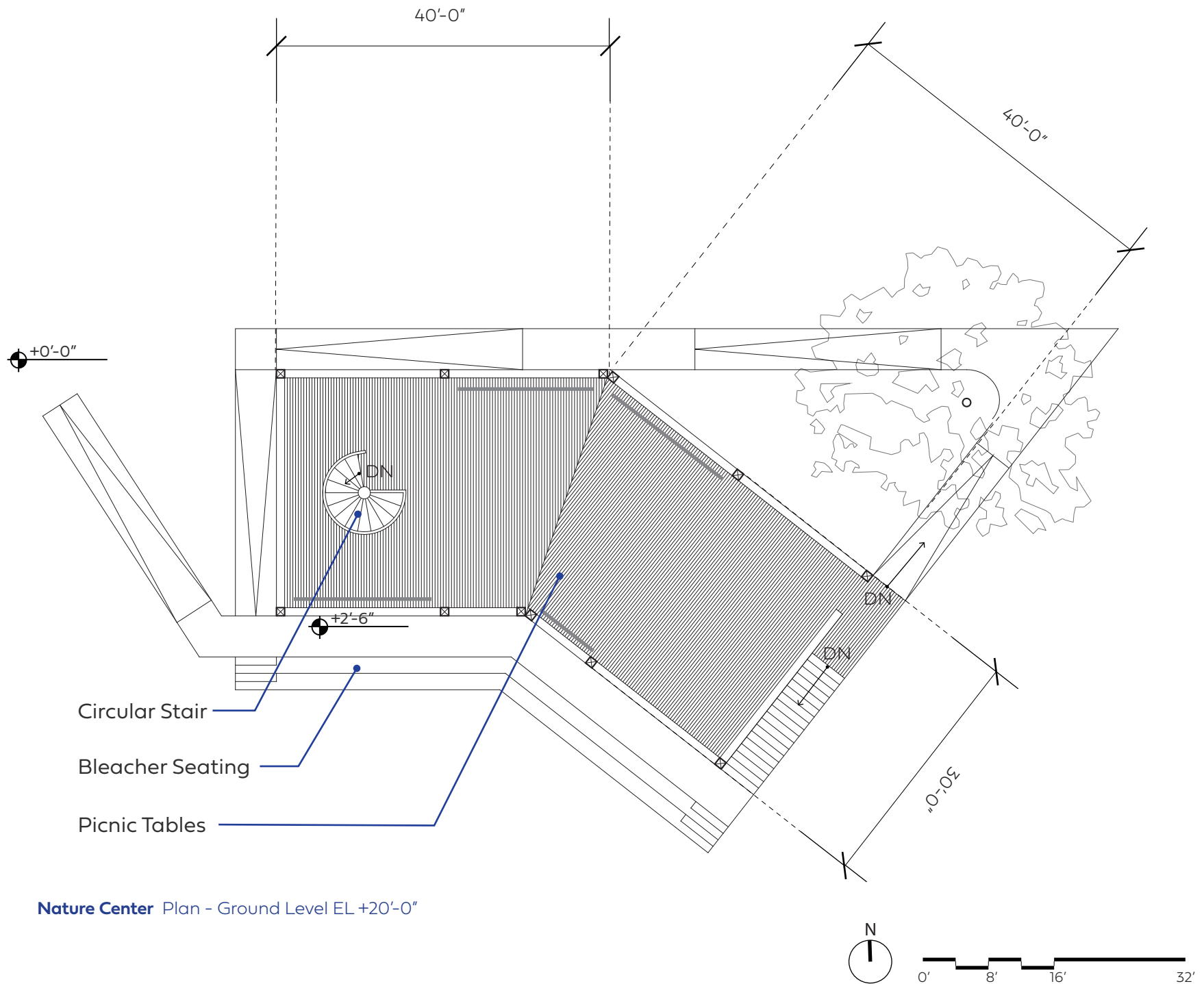
MATERIALITY

Ground level flooring	Gravel
First Floor Level	Black Locust Decking
Vertical and Horizontal Structure	Port Orford Cedar or Alaskan Yellow Cedar
Roofing (ceiling) Deck	Exterior Grade Plywood
Roofing	Standing Seam Metal Roofing

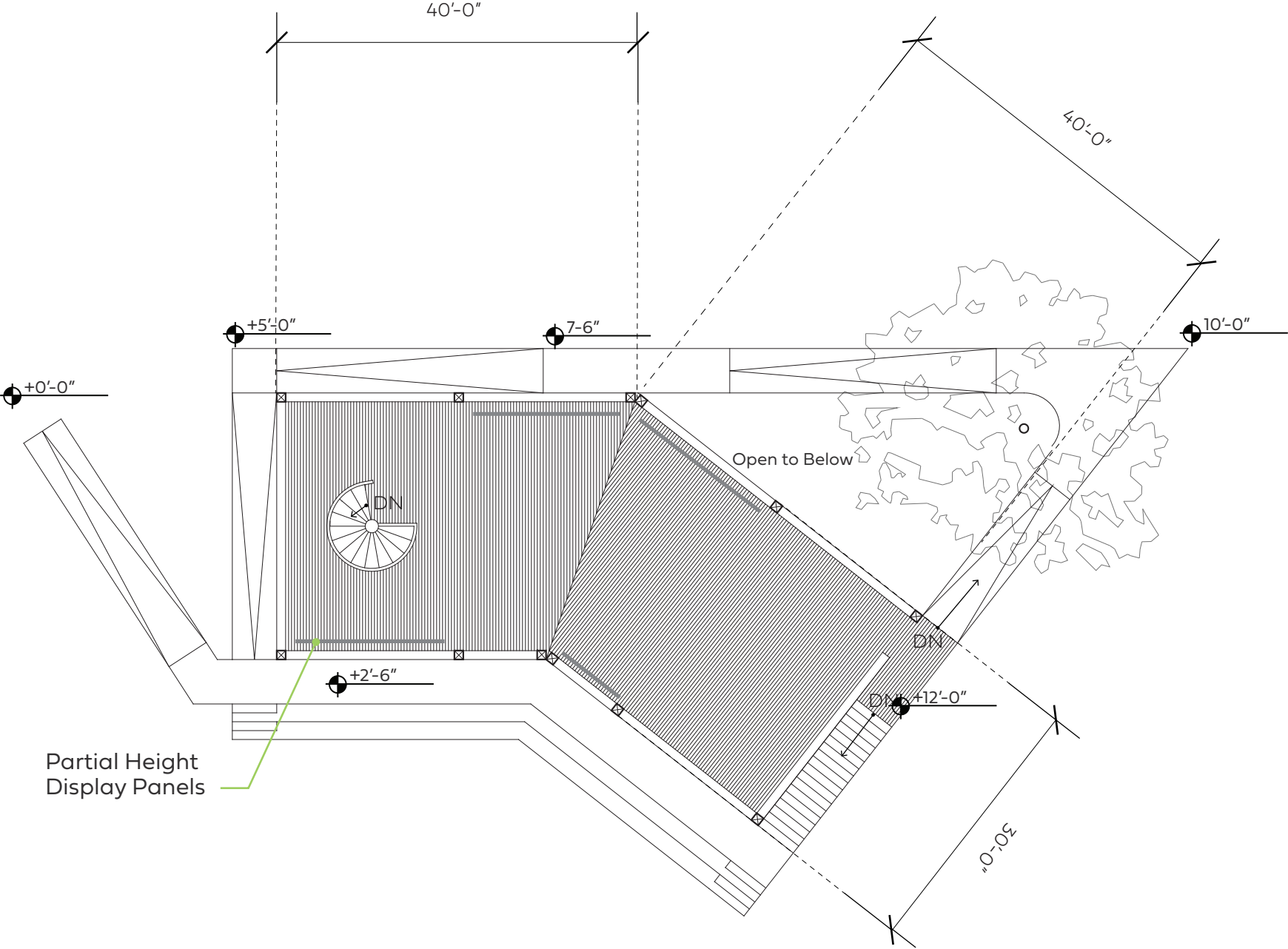


Nature Center Context Shading and Orientation

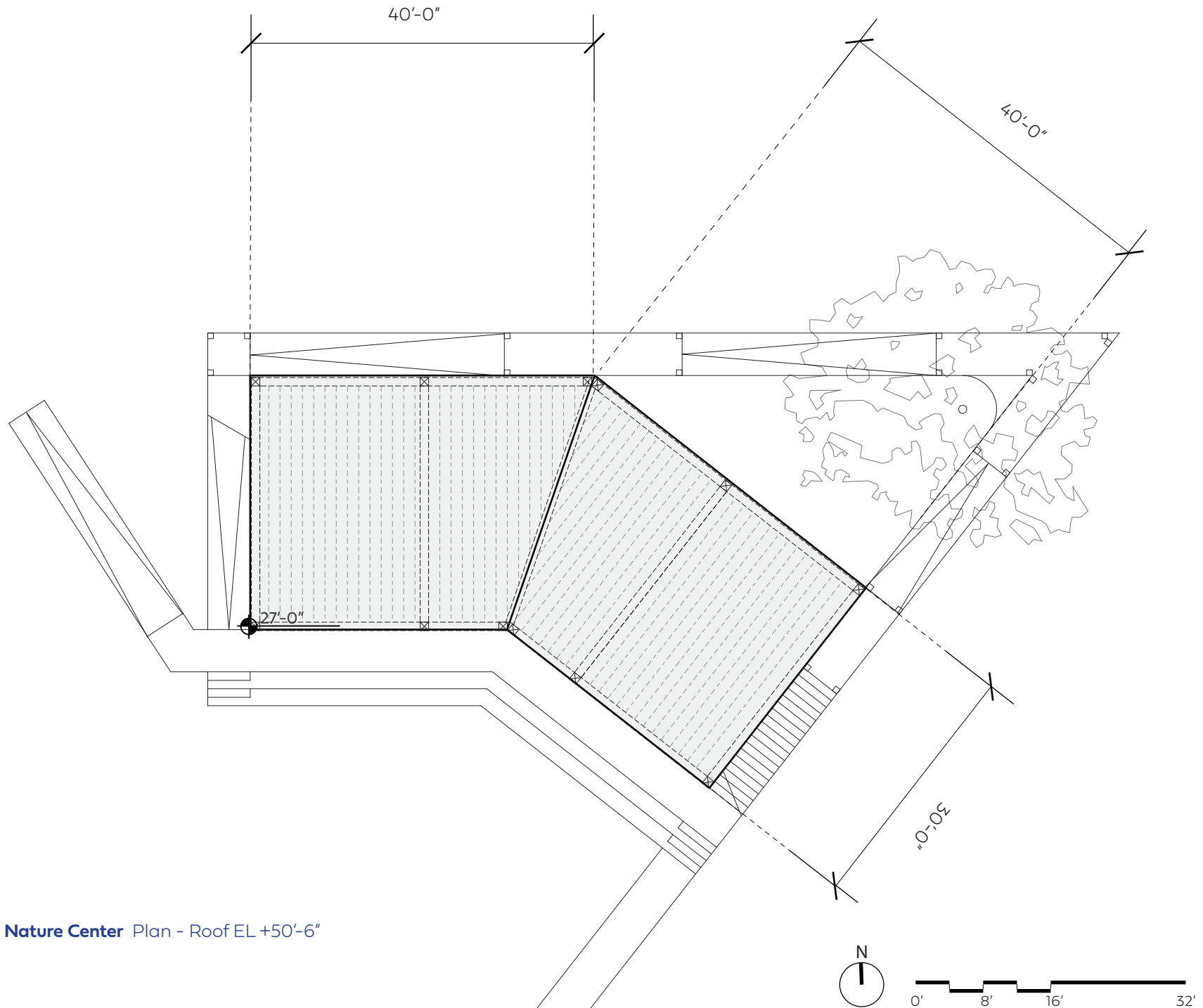




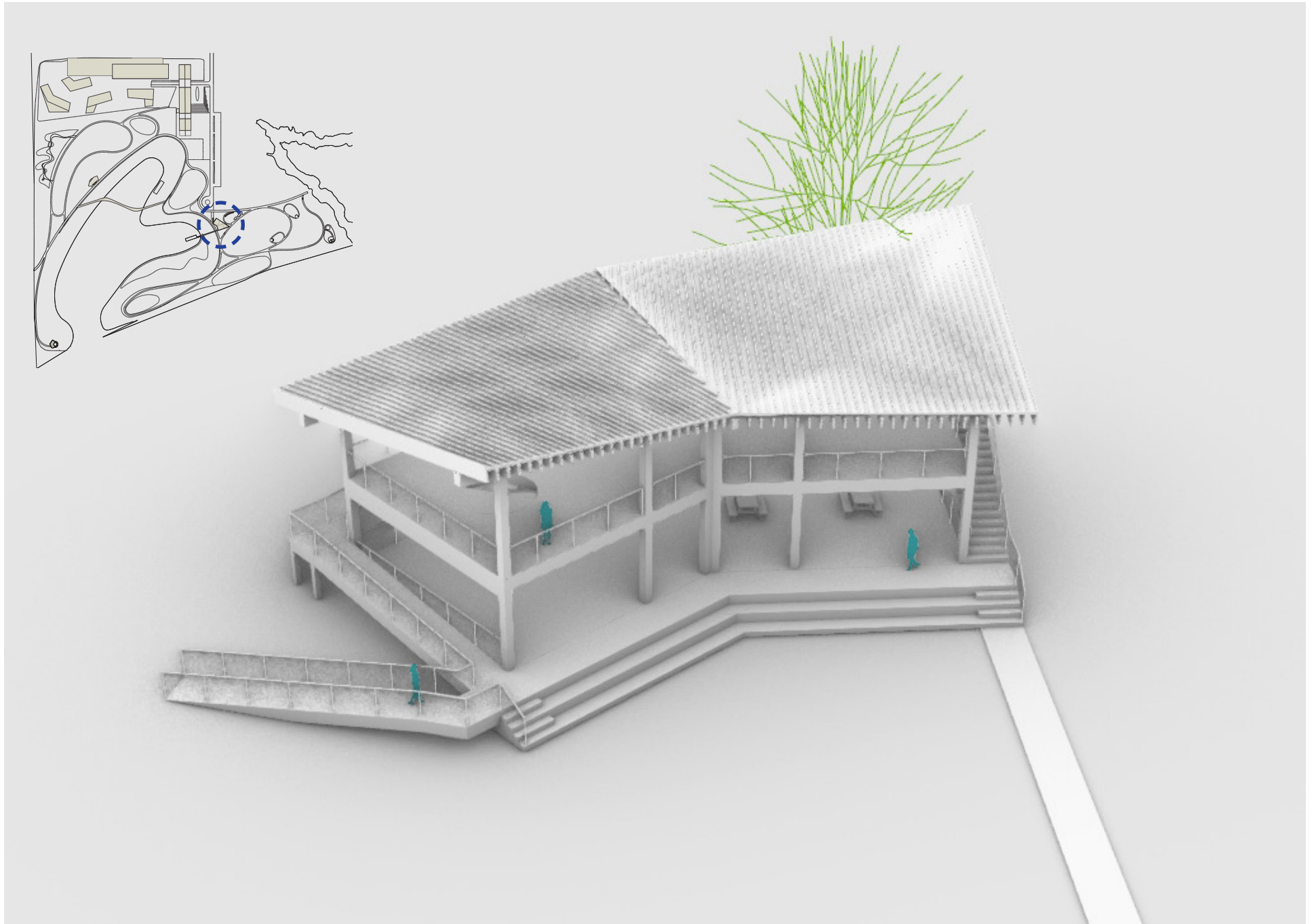
Nature Center Plan - Ground Level EL +20'-0"



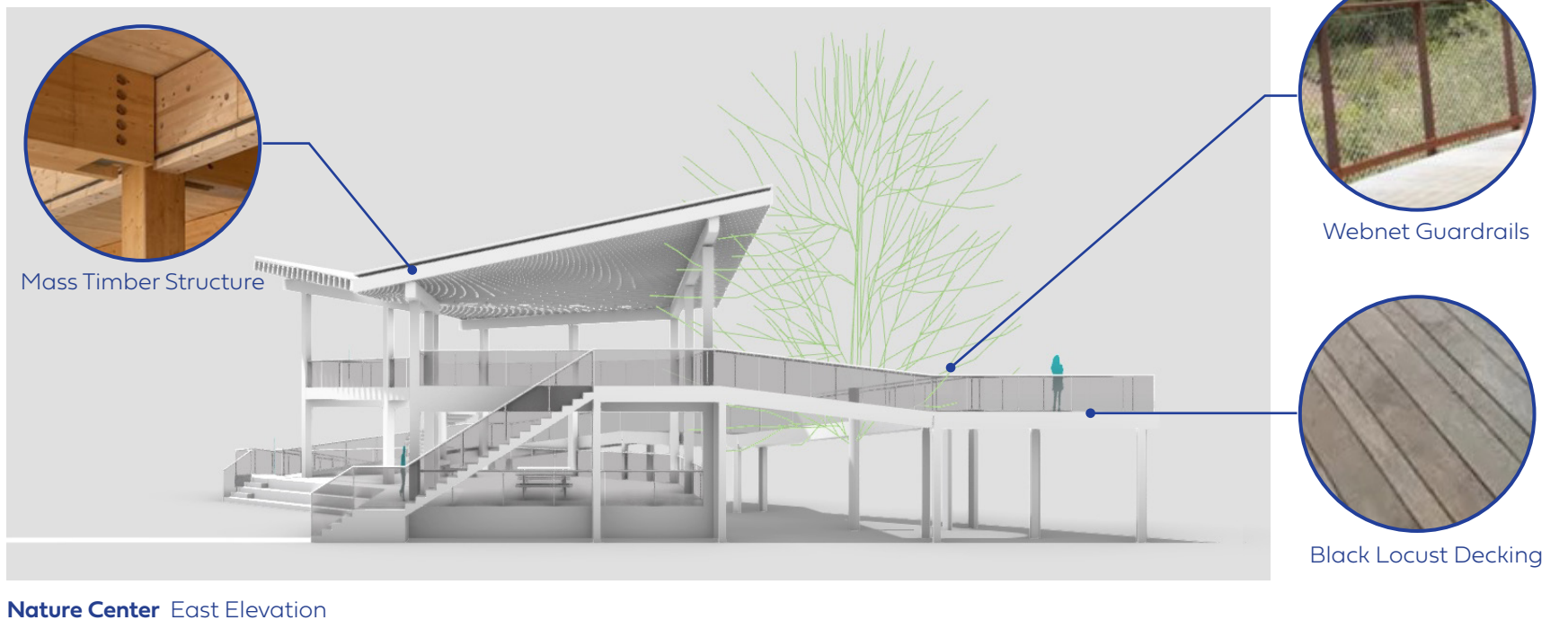
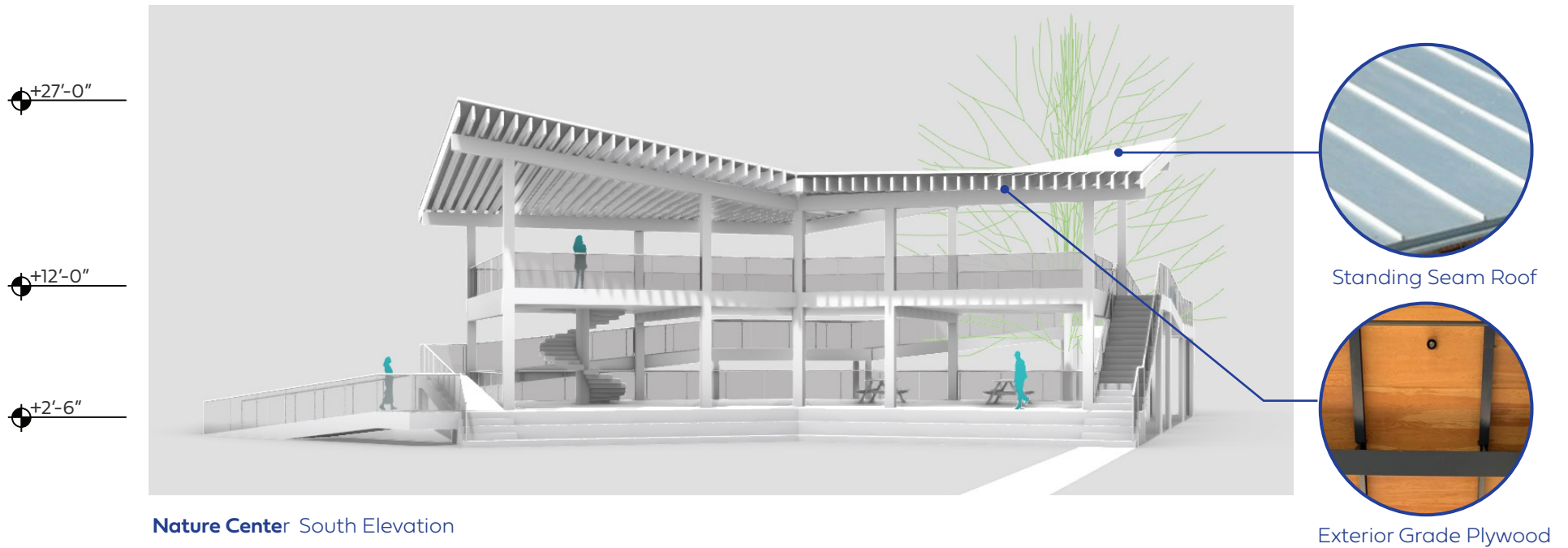
Nature Center Plan - First Level EL +33'-0"



Nature Center Plan - Roof EL +50'-6"



Nature Center Southwest Axonometric View



MULTI-USE STAGE

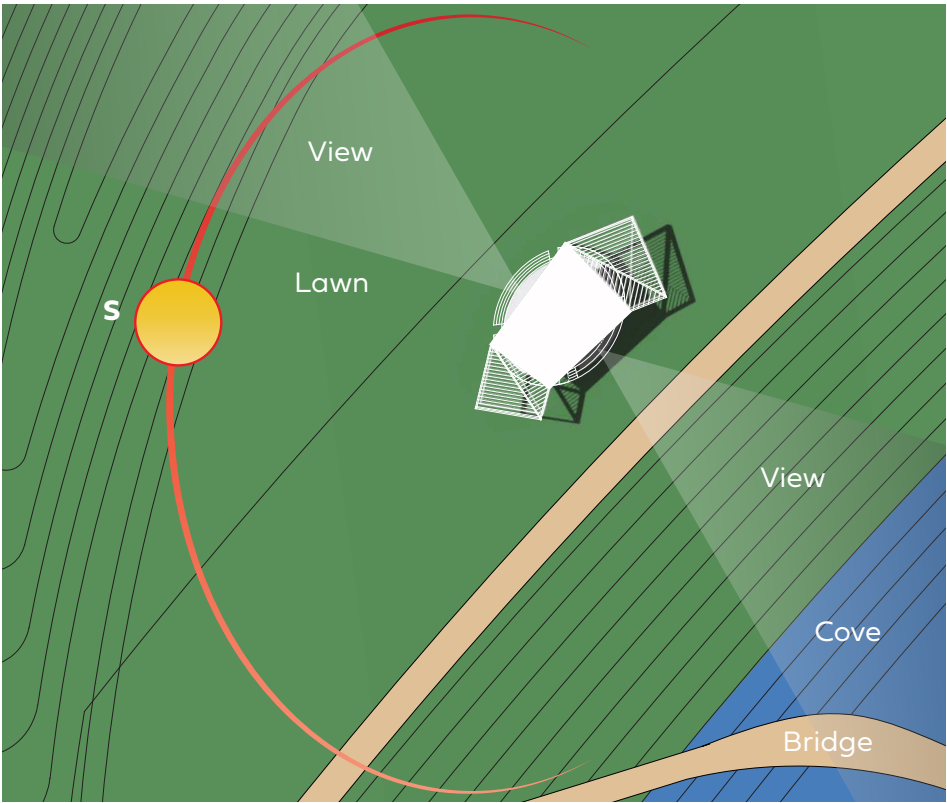
The stage is conceived in the round with an elliptical concrete platform measuring 44'-6" on its minor axis and 50' across its major, sized to accommodate a 65-75 plus person symphony orchestra. Steps leading at the front can be covered to extend the stage for an event. Visitors can sit on these steps when the stage is not in use. The back of the stage facing the cove has bleacher seating that could be expanded with temporary bleachers to watch water events. The stage is elevated 30" above the surrounding grade and is fully accessible with ramps on both sides

A weatherproof wood roof structure composed of folding planes floats above, with load capacity to support stage rigging such as lights and speakers and backdrops. Rigging will be designed to support a 5,000lb point load at 8'-0" o.c.

The stage will be provided with a weatherproof NEMA 4 (National Electrical Manufacturers Association) stainless steel enclosed 400 amp company switches located in the rigging above the DFE of 33'-0". Lighting will be provided for general use as well as architectural lighting to illuminate the stage like a lantern in the park in the evenings.

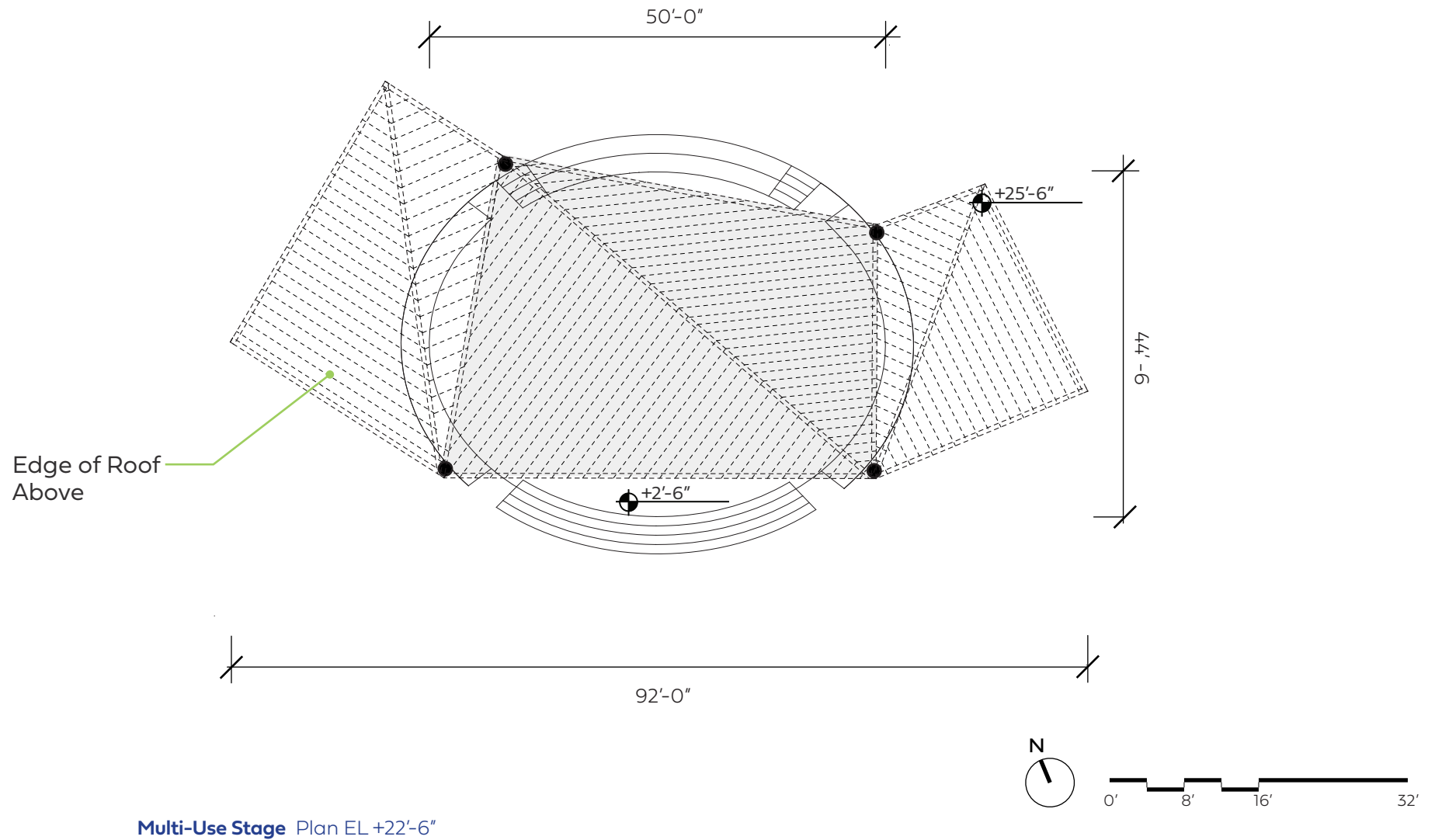
MATERIALITY

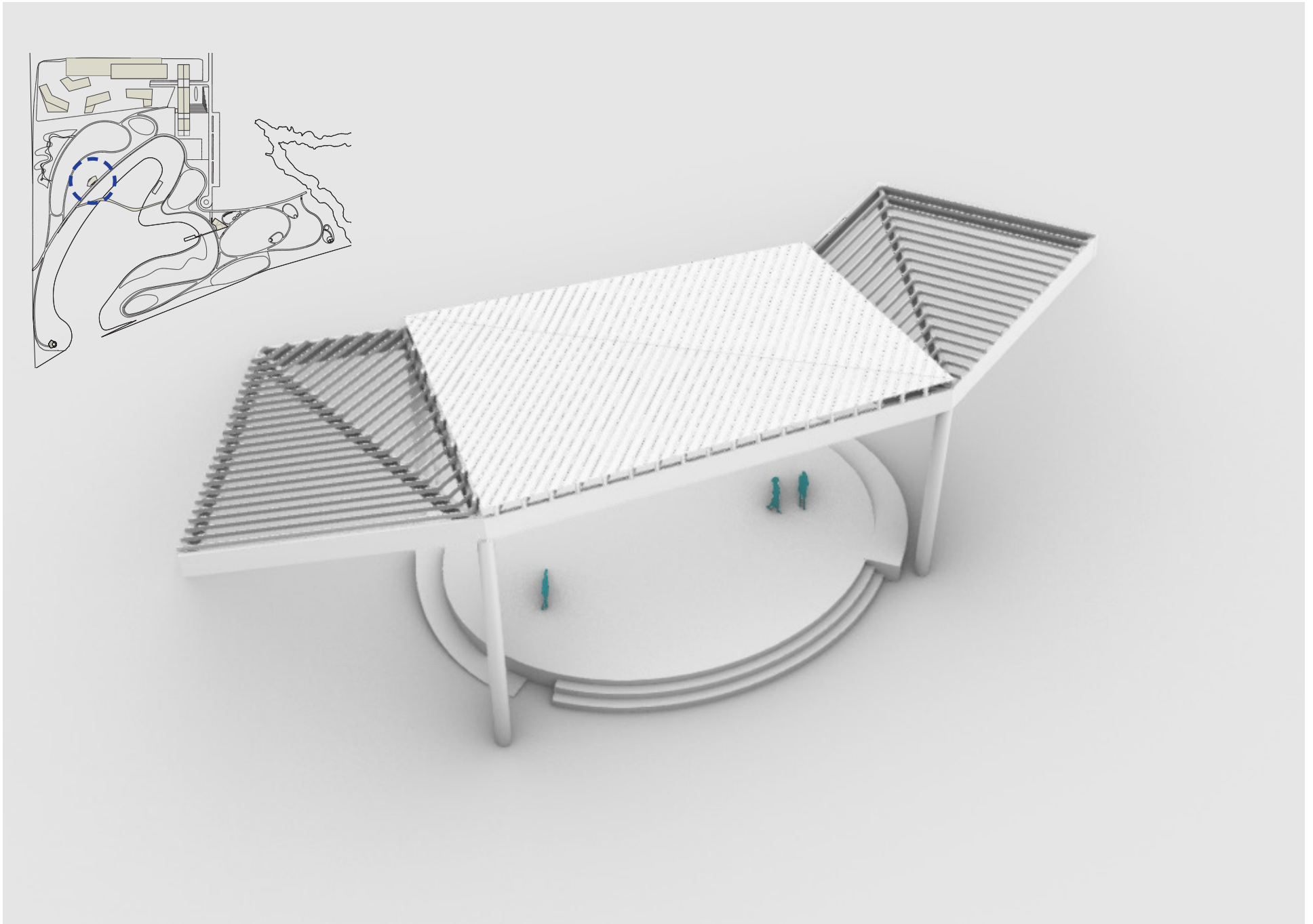
Stage	Textured Concrete
Vertical and Horizontal Structure	Port Orford Cedar or Alaskan Yellow Cedar
Roofing Deck (Ceiling)	Exterior Grade Plywood
Roofing	Standing Seam Metal Roofing
Handrails	Stainless Steel Posts/Wood Handrail



Mutli-Use Stage Site Context Shading and Orientation



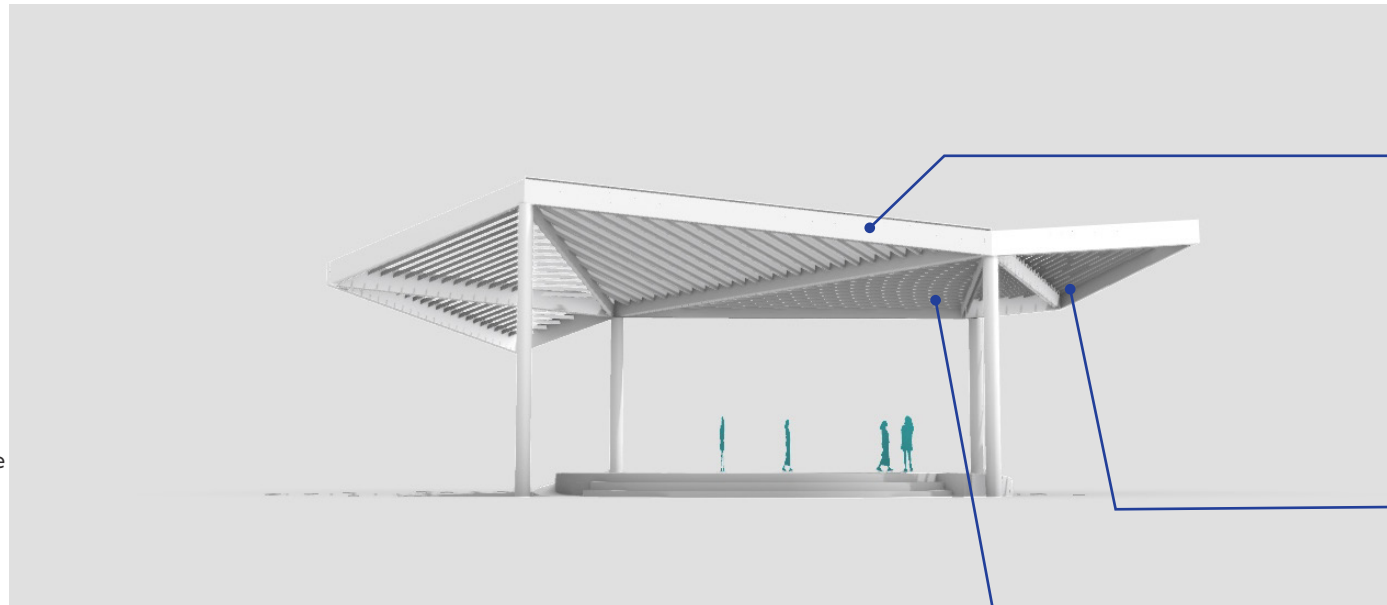




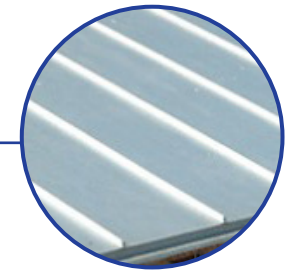
Multi-Use Stage Axonometric View from Southwest

+25'-6"
Roof

+2'-6" Stage



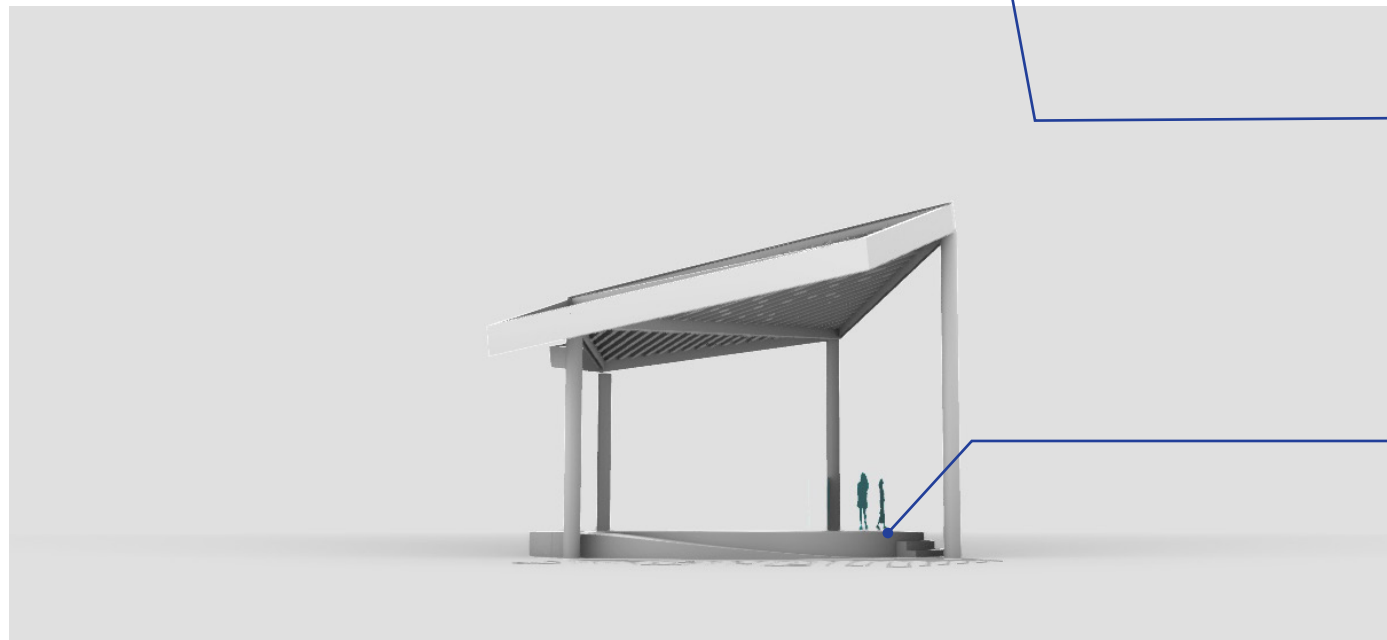
Multi-Use Stage South Elevation



Standing Seam Roof



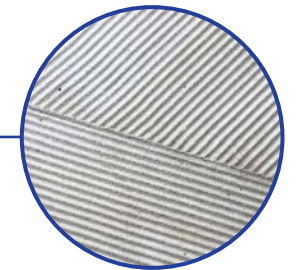
Cedar Slat Shade Structure



Multi-Use Stage West Elevation



Exterior Grade Plywood



Broom Finish
Concrete

COVE BRIDGE

The Cove Bridge is a celebration of the Connecticut River as it meanders through the Connecticut River Valley. The typically 10'-0" wide bridge gently curves and widens as it travels 634'-0" across Garmany Cove, creating natural rest areas for visitors to enjoy the park surroundings or watch races taking place below.

STRUCTURE

The bridge is imagined as a concrete box girder structure with a 200' central span to allow for racing to take place below. It will be supported by concrete abutments and two shaped concrete piers. Concrete has been selected as the structural material because it is the most resistant to floodwaters on site, but must be specified using ground glass pozzolans or carbon injection technology.

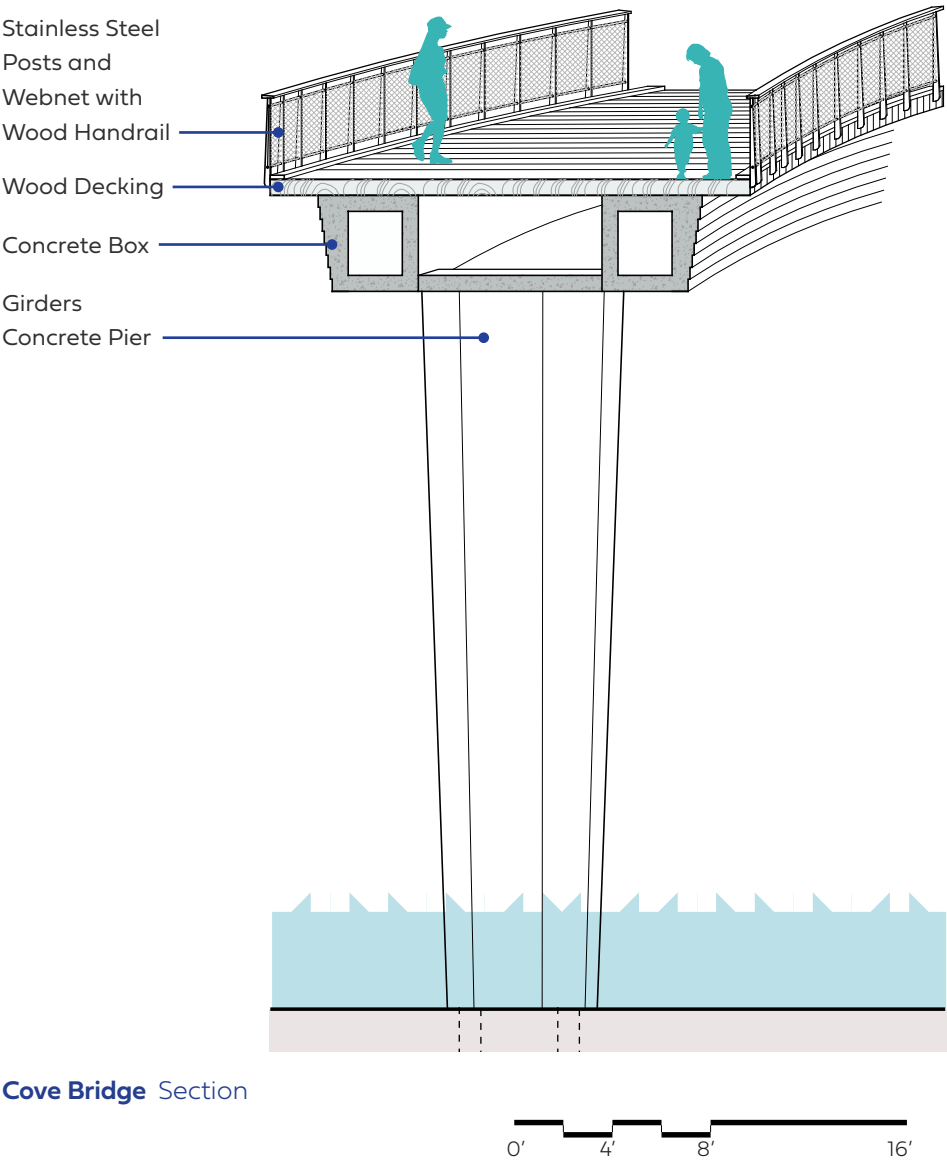
The walking surface is black locust decking at a 1:20 slope for the first 200' on either side of the bridge. The guardrail is stainless steel posts 5'-0" on center with stainless steel webnet infill and a black locust wood top rail.

MATERIALITY

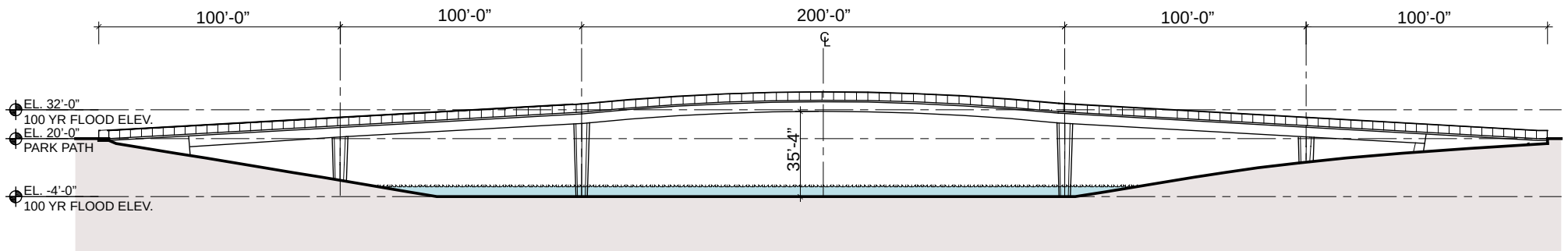
Bridge Piers	4 Concrete Piers
Bridge Abutment	Concrete/Stone
Bridge Deck	Black Locust Decking
Bridge Structure	Concrete or Steel
Railing	Stainless Steel Webnet, Stainless Steel Posts, Wood Handrail

FLOOD ELEVATIONS

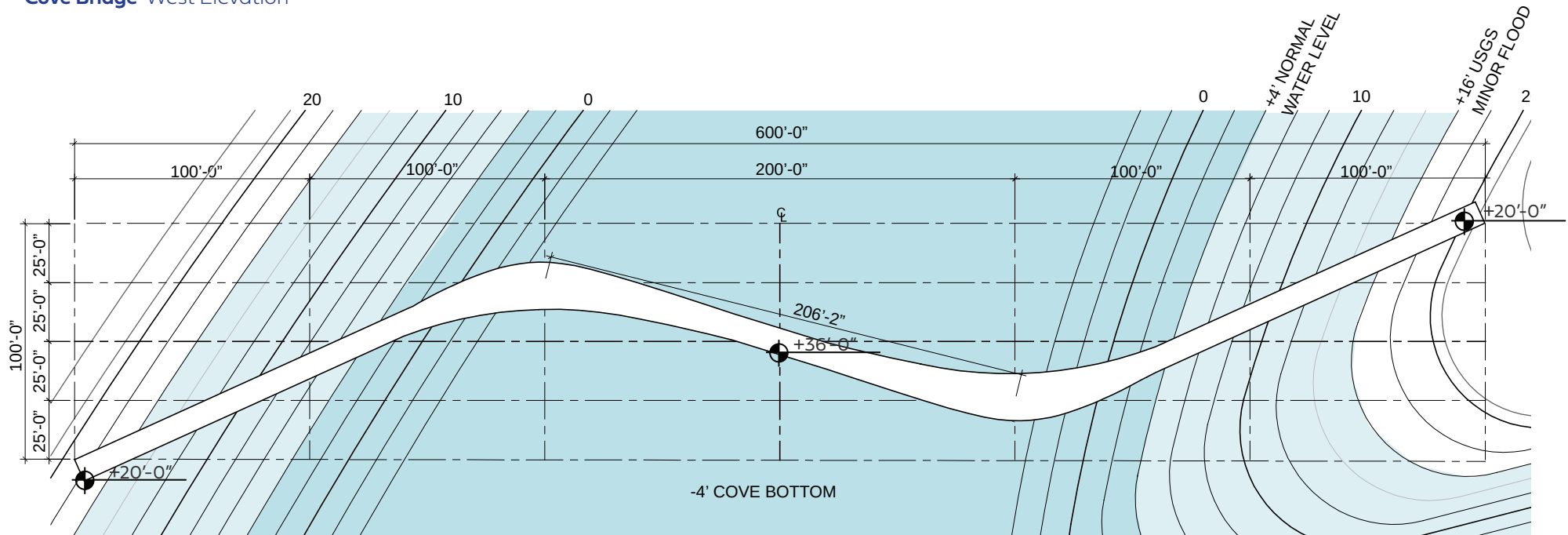
The bridge lands at an elevation of 20'-0" at both ends. A timber structure will necessitate ramping up above the 100 year flood elevation of 32'-0" with a 1:20 slope. A concrete and steel structure may be necessary given the high flood elevation of the site. Racing will require a minimum height of 16'-18'-0" between the water level and bridge soffit. No racing will take place when the water level is above elevation 12'-0".



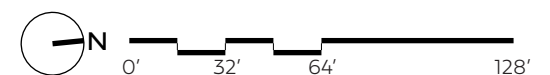
Cove Bridge Section

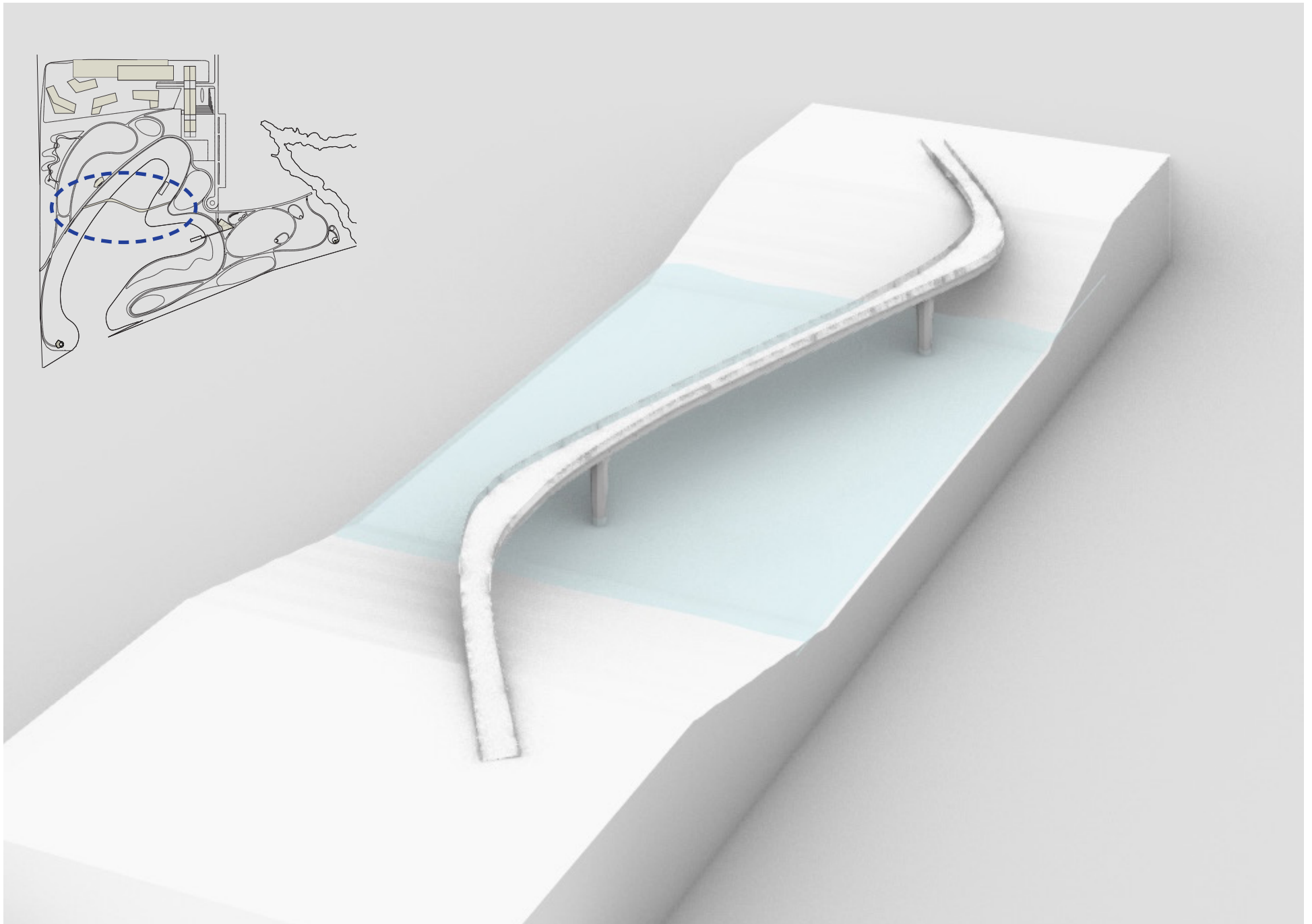


Cove Bridge West Elevation



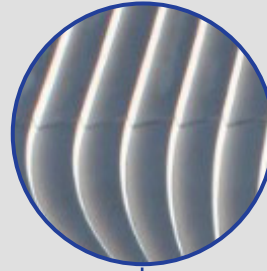
Cove Bridge Plan meanders like the Connecticut River across Garmany Cove



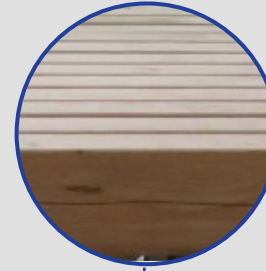


Cove Bridge Axonometric from South

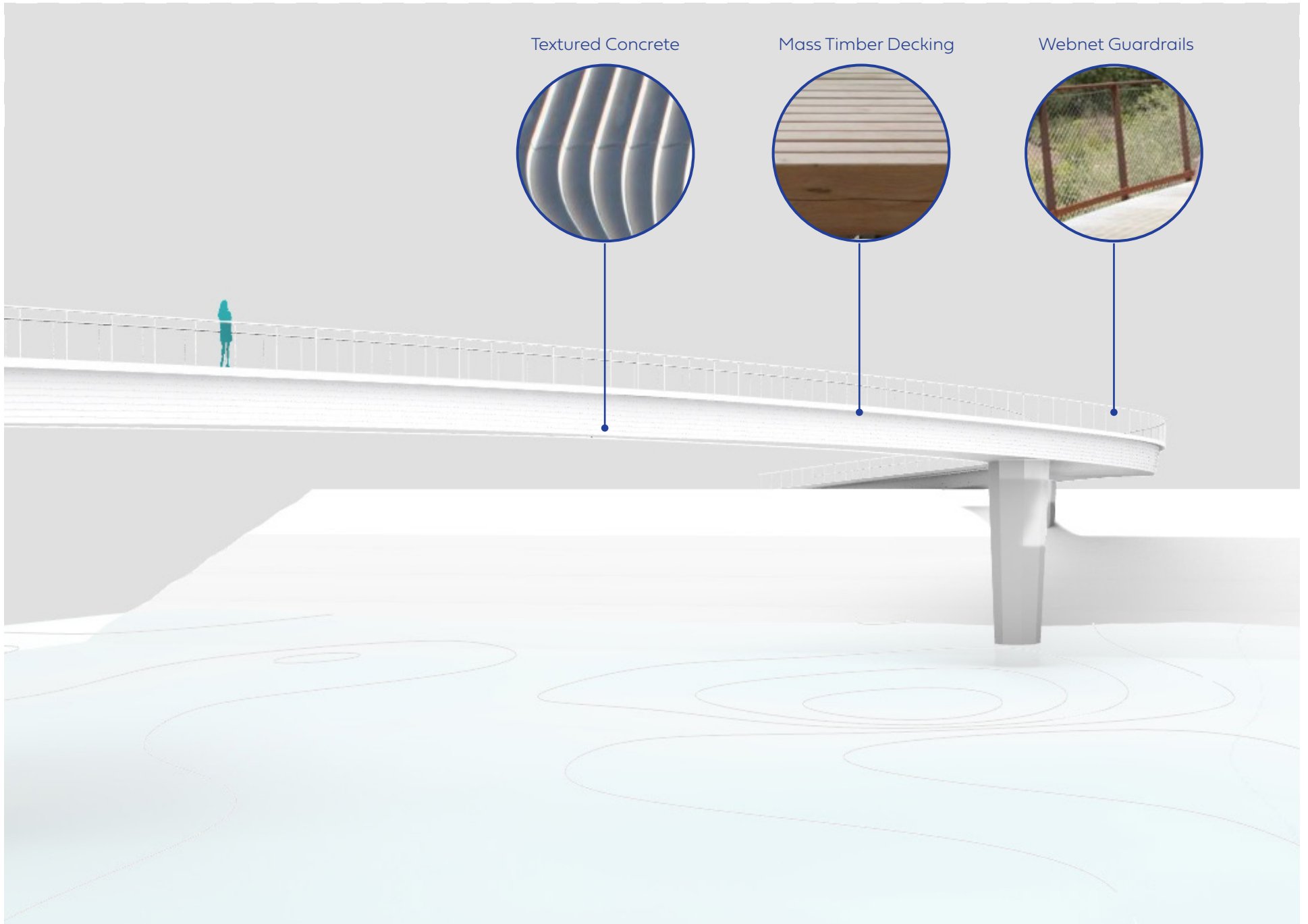
Textured Concrete



Mass Timber Decking



Webnet Guardrails



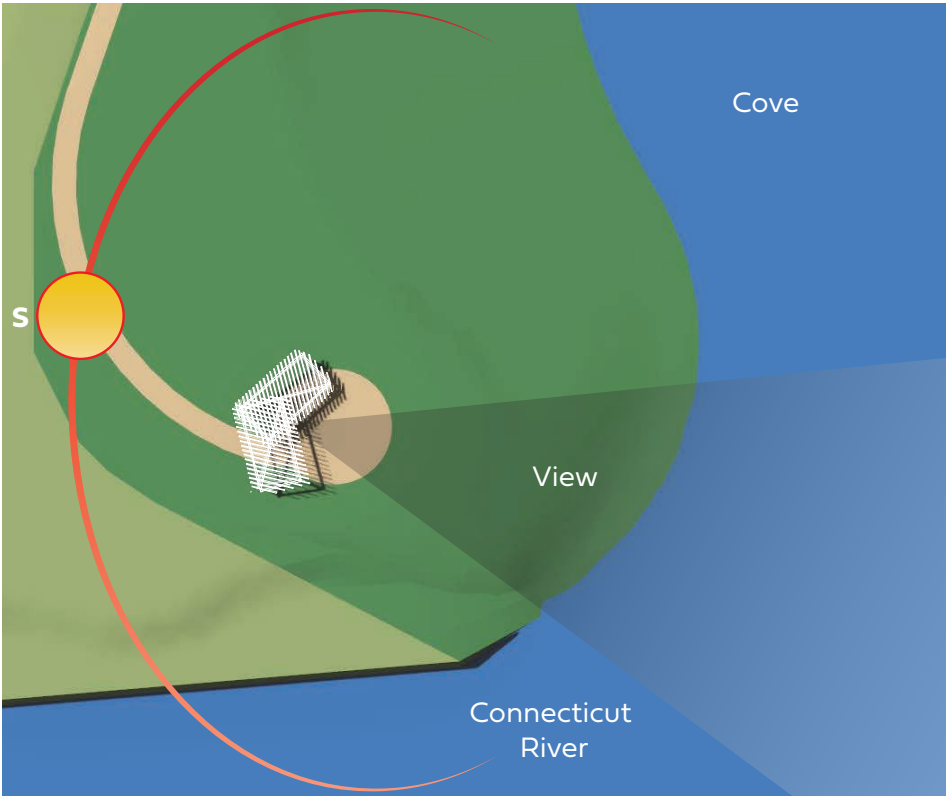
Cove Bridge Perspective from Southeast

OVERLOOK PAVILION

The Overlook Pavilion is situated at the southernmost point of Garmany Cove along the banks of the Connecticut River. The Overlook Pavilion will be used for events such as riverside weddings, community gatherings and corporate retreats. Foundations and vertical structure will be designed to resist forces of flood water and corrosion. Water and power may need to be provided on the roof above the 100-year flood elevation.

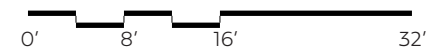
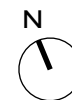
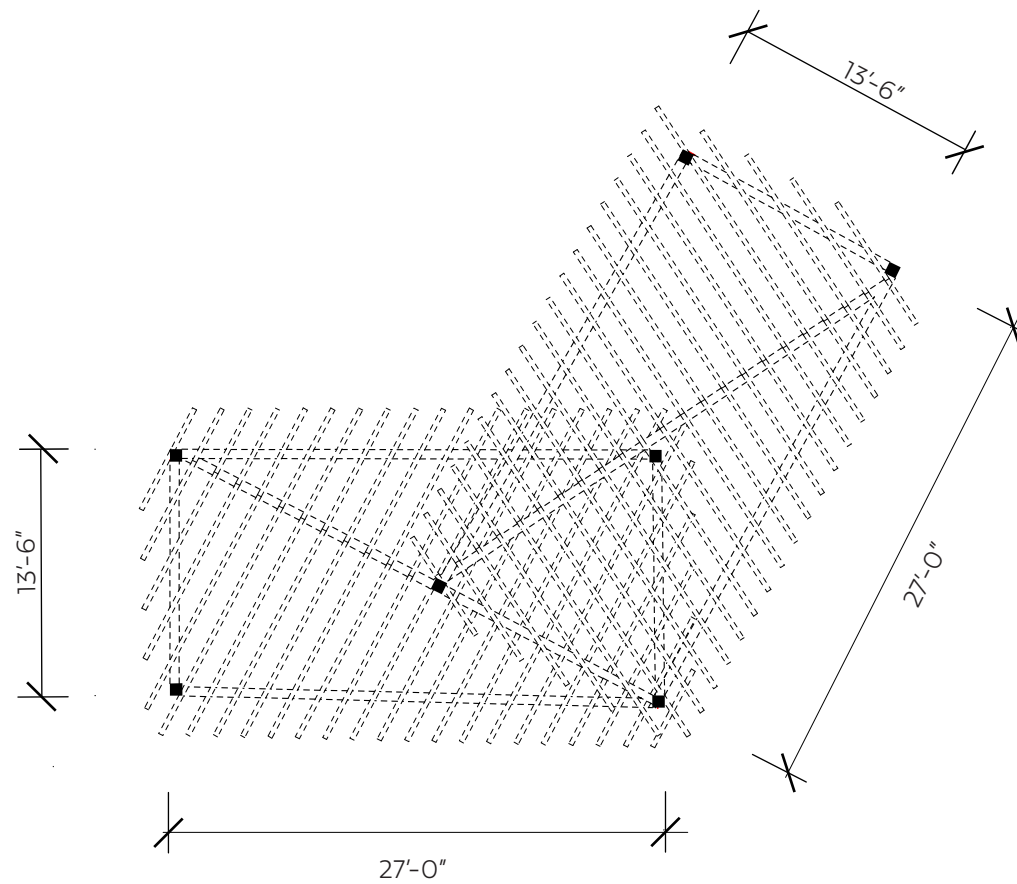
MATERIALITY

Walking Surface	Stone Pavers
Vertical and Horizontal Structure	Port Orford Cedar or Alaskan Yellow Cedar
Screening	Port Orford Cedar or Alaskan Yellow Cedar
Covered Roof Ceiling	Exterior Grade Plywood
Roof	Corrugated Metal Roofing

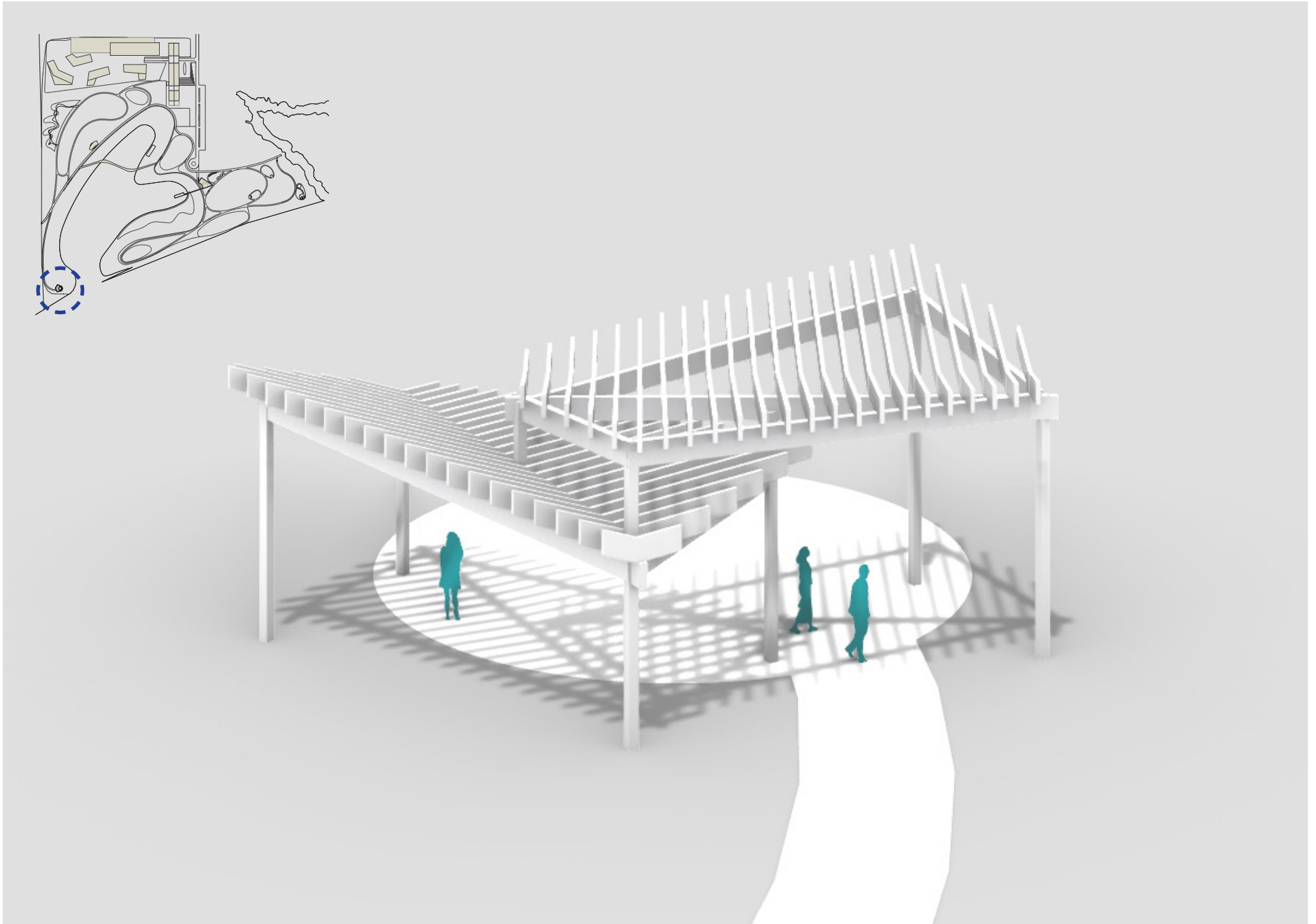


Overlook Pavilion Site Context Shading and Orientation

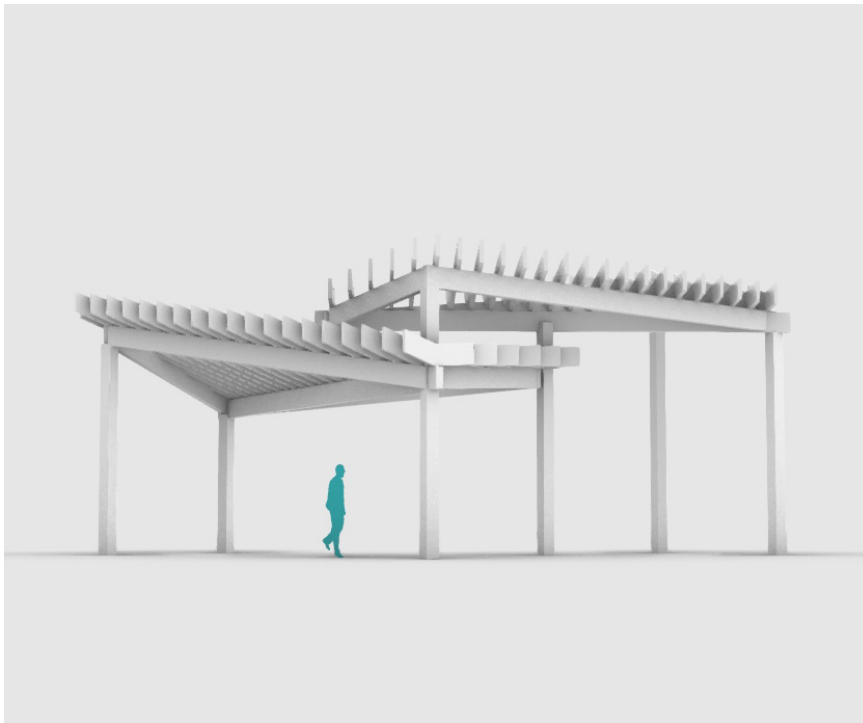




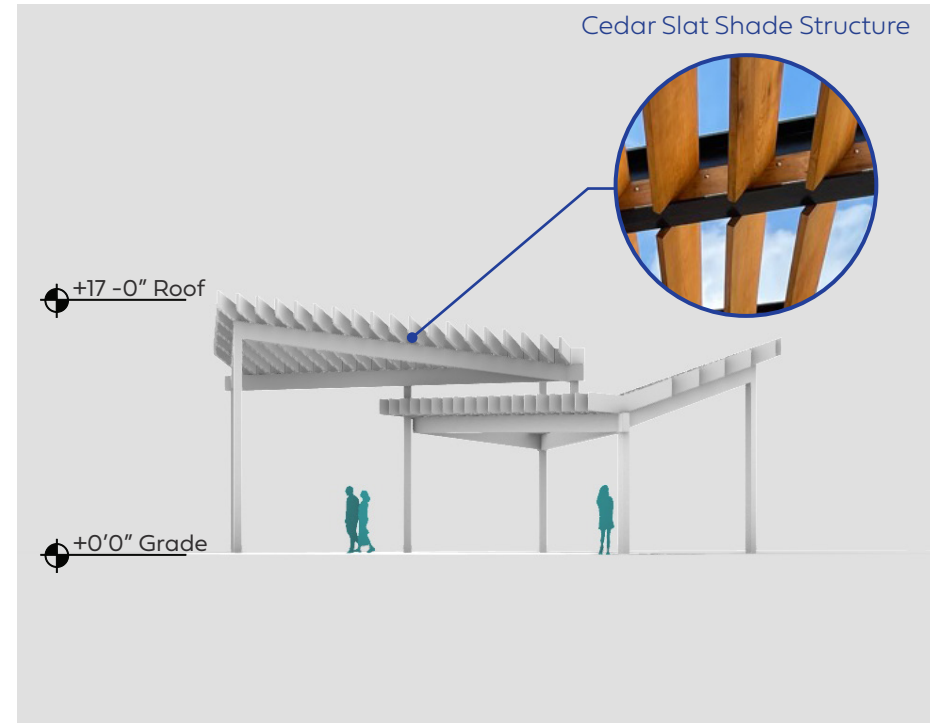
Overlook Pavilion Plan EL +20'-0"



Overlook Pavilion Axonometric View from the South



Overlook Pavilion North Elevation



Overlook Pavilion South Elevation



CHAPTER 5

COMMERCIAL DEVELOPMENT

5.1	Development Opportunity.....	124
5.2	Illustrative Development Scenario	130
5.3	Land Use & Zoning	142

5.1 Development Opportunity

The proposed 10-acre development parcel will complement the future park and is planned to engage the landscape, which extends between each building like fingers.

Buildings are arrayed to create an undulating backdrop to the park with lower height buildings mediating between the larger buildings at roadside and the park. The development is centered on a mixed use street with residential, retail and recreation uses. Parking and retail is zoned to the west of the site creating a buffer and allowing the east of the site to be landscape. The area between the Water Access Building and development should be programmed to foster an active public use that integrates with the park retail.

MARKET ANALYSIS

Two potential building programs were analyzed for the development site at the future park based on initial estimates from Goman and York's July 2022 market analysis, benchmarked against analysis of regional market demand for residential, hospitality, and retail uses. Although each of the development programs would have a distinct character, both are anchored by multifamily housing.

Currently, the 10-acre parcel is zoned by the City of Hartford as ID-2 industrial. Goman and York's analysis assumes the site can be rezoned to accommodate a residential component of five to seven four-story, 28-unit buildings with a total of 140-200 residential units.



The Commons (Minneapolis, MN)



The Commons (Minneapolis, MN)

Integrated Development & Public Realm The 10-acre commercial development site is an opportunity to create a unique destination that leverages the site's riverfront access to nature, recreation, and active park programming.

Development Concept:	 Active Senior Living	 Young Professionals Complex	 Niche Hospitality
Building Program:	• Multifamily with smaller unit sizes and amenity spaces geared towards seniors • Amenity retail accessible to residents and park visitors, recreational retail aligned with park program • Riverfront Recapture office space	• Multifamily with smaller unit sizes and amenity spaces geared towards young professionals • Amenity retail/F&B targeted to young professionals, recreational retail aligned with park program • Riverfront Recapture office space	• Hotel catering to leisure travel, potentially including event space • Amenity retail/food and beverage • Recreational retail aligned with park program • Riverfront Recapture office space
Feasibility Analysis Scenarios:	Scenario 1: Multifamily + Retail		Scenario 2: Hotel + Multifamily + Retail

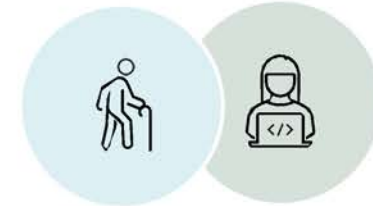


DESTINATION RECREATION & RETAIL

Potential Development Scenarios The market analysis suggests three development scenarios that could be a successful use of the commercial site. Each targets a different audience and could inform the brand of the park space.

RESIDENTIAL CONCEPT

A development dominated by residential could be catered towards young professionals, active- seniors, or both. The program would also include resident-serving retail.



The Highrailer
Under Construction
New Britain, CT



Front Street Lofts
Delivered 2015
Hartford, CT



**River's Edge at River Spring
Campus**
Under Construction, Life Plan Community
Riverdale, NY

Sources: New England Retail Properties, Berkley Properties, Uconn, River's Edge

NICHE HOSPITALITY CONCEPT

A niche hospitality concept would include a hotel catering to leisure and recreational travel, potentially including event space, resident-serving and recreational retail, and a smaller residential component.



TOURISTS
West Adams, MA



Mohonk Mountain House
New Paltz, NY



Mirabeau Inn & Spa
Plymouth, MA

Sources: *The Avena Magazine*, *Thisistheplaceiwastellingyouabout.com*, *Afar.com*, *Mohonk Mountain House*, *Forbes Travel Guide*, *Booking.com*

DESTINATION RECREATION & RETAIL

Unique opportunity compatible with both scenarios to incorporate destination recreation (i.e. athletic club, training facilities) and locally-oriented retail (i.e. micro distillery & beer garden).



Skyliner Club
Bend, OR



Welland Flatwater Centre
Welland, Ontario



The Shed @ Cambridge Crossing
Cambridge, MA

Sources: VJAA, Boston.com / Steelblue, Cambridgexcrossing.com, skylinerclub.com



Riverfront Development Opportunity This conceptual rendering illustrates the unique potential for the 10-acre development site to connect the communities of Hartford and Windsor to the future park and Connecticut River.

5.2 Illustrative Development Scenario

A possible development scenario resulted in a family of five structures integrated into the landscape along an active and festive street include:

Residential Building 6 stories	81,000 sf
Residential Building 6 stories	81,000 sf
Residential Building 6 stories	90,000 sf
Boutique Hotel 5 stories	67,500 sf and 150 keys
Retail 1 story	8,000 sf
Amenity Recreation Deck	40,500 sf
Water Access Building	54,000 sf
Parking Structure	2 levels 500 spaces
Parking Street	35 spaces

MULTI-GENERATIONAL COMMUNITY

Active Senior Living

Multifamily development with smaller unit sizes and amenity spaces geared towards seniors. Amenity retail is accessible to residents and park visitors, including daily grocery needs, restaurant, recreational retail aligned with the park program.

Young Professional Complex

Multifamily development offering amenities and smaller unit sizes to attract young professionals. Amenity retail/food and beverage targeted to young professionals, recreational retail aligned with park program.

Niche Hospitality

Boutique hotel catering to leisure travel, potentially including event space, amenity retail/food and beverage, recreational retail aligned with park program.

ACTIVE LIFESTYLE & REGIONAL RECREATION

The siting of these structures along the future park will allow residents to engage in an active, healthy lifestyle with easy access to walking and biking trails. The parking garage is partially covered with a recreation amenity, including tennis courts, pickleball, basketball hoops and an Olympic sized outdoor swimming pool. The environment is intended to support the physical and psychological wellbeing of residents and visitors alike.

SUSTAINABLE, RESILIENT HOMES

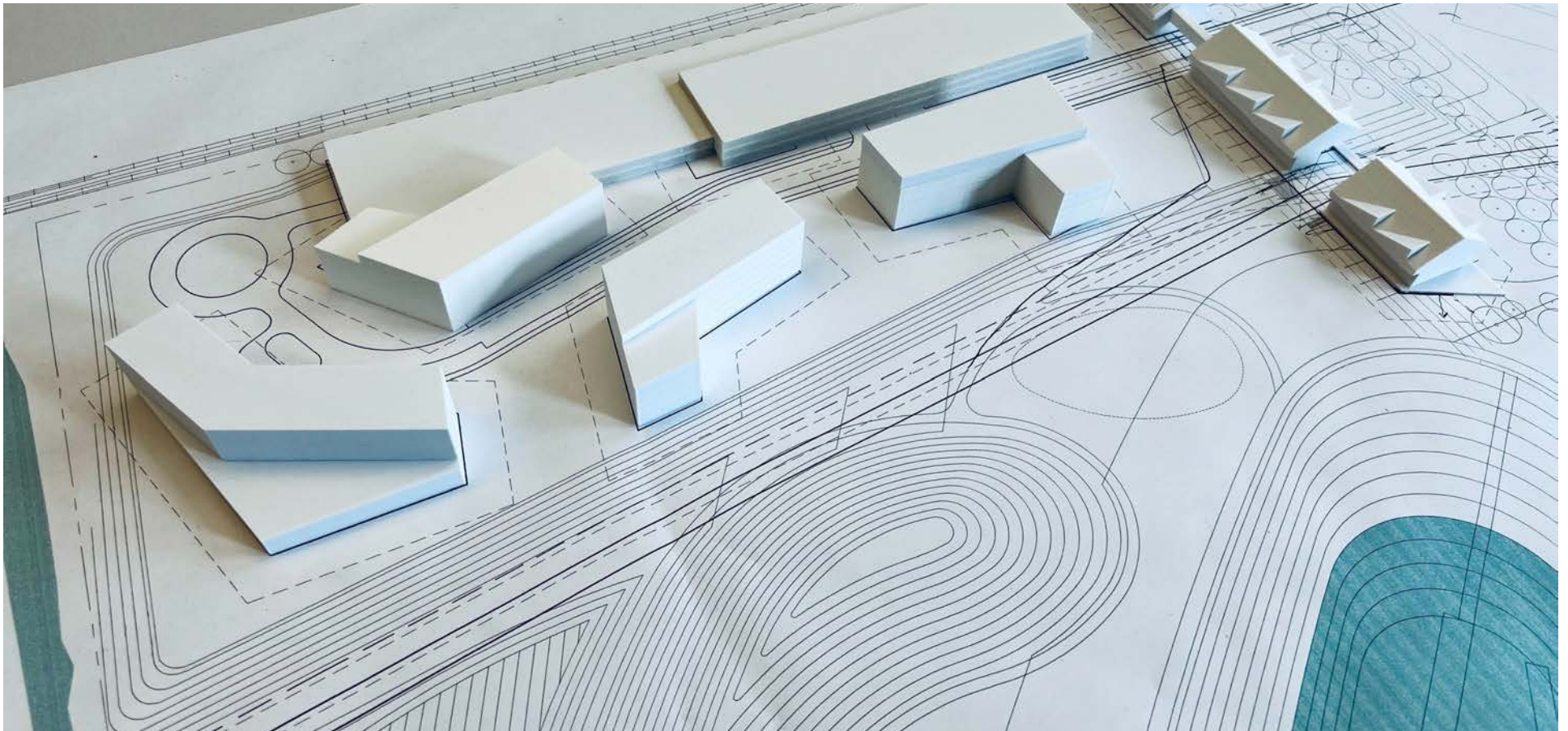
The residential complex is broken up into three buildings to allow the park to expand into the spaces between homes. These spaces will be used for community gardens, shaded lounge areas, and play space- including water play- with planted areas and permeable surface materials. Integration of the buildings with the natural park surroundings is critical, and all residential units should feature large windows framing views to the outdoors, celebrating the location within a natural park setting.

In keeping with current energy codes, buildings on site will need to be all-electric and aim for Net Zero with operational energy provided by a photovoltaic canopy over the parking garage and on roofs. This can be supplemented by off-site renewables if necessary. Ground source heat pumps, centralized energy recovery ventilation, and minimum efficiency reporting (MERV) 13 filtration should be evaluated.

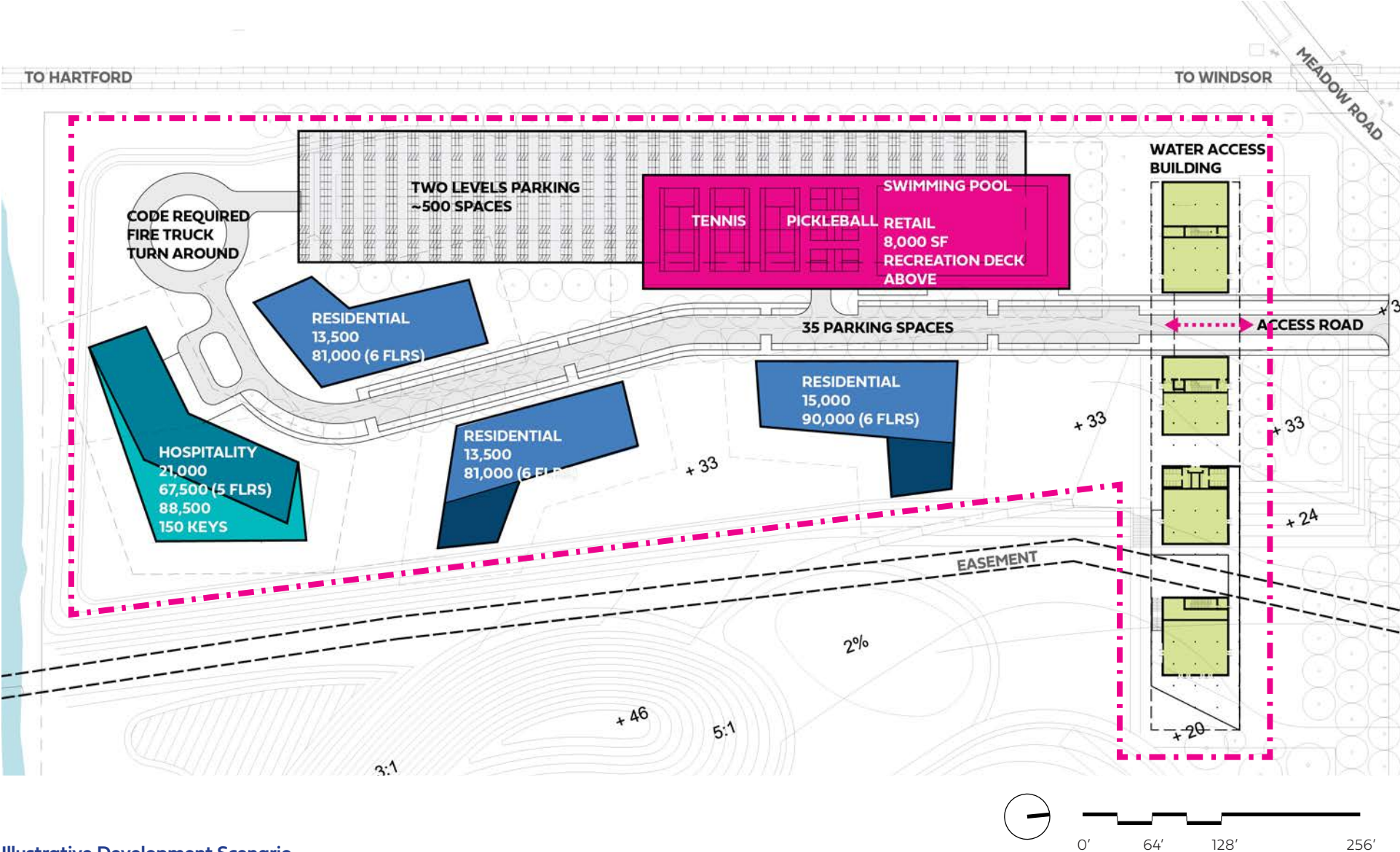
Residential buildings should utilize passive energy conservation measures including high performance thermal envelopes in line with Phius CORE Passive House standards. Triple pane windows must provide thermal and solar control and mitigate noise from the adjacent rail tracks.

A simple palette of locally-sourced and natural materials is recommended, with selection limited to healthy and low carbon

products. This focus should extend to the building's structural system with a preference for wood, carbon negative concrete and recycled steel. Occupied spaces and equipment will all be located above the site's Design Flood Elevation (DFE). Emergency power generation is also assumed required for critical functions, including cooling and heating.



Development Site adjacent to Water Access Building.



Illustrative Development Scenario

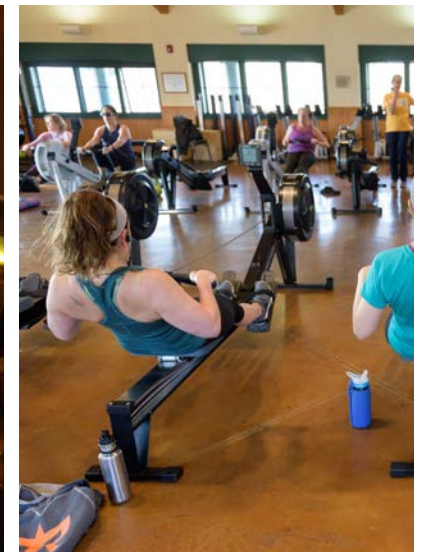
WATER ACCESS BUILDING

The Waterfront Access Building will welcome visitors and residents to the future park and development area along Garmany Cove. The building touches down on the sloping site lightly, in three sections on the ground level, with framed water views in each section. The mass timber structures are connected on the second floor level with continuous open-air loggias on each side, united under a single pitched roof structure reminiscent of New England boathouses and dock buildings. A wet flood-proofed lower level boat storage enclosed by a gabion wall allows the building to take advantage of area below the design flood elevation while adapting to the reality of the River.

There may be an opportunity to use translucent materials on roof structures above exterior circulation, permitting both daylight and weather protected areas.

OVERALL PROGRAM

- 23,000sf Riverfront Recapture off water training facility
- 5,500sf Riverfront Recapture offices
- 5,000sf event space
- 8,000sf retail

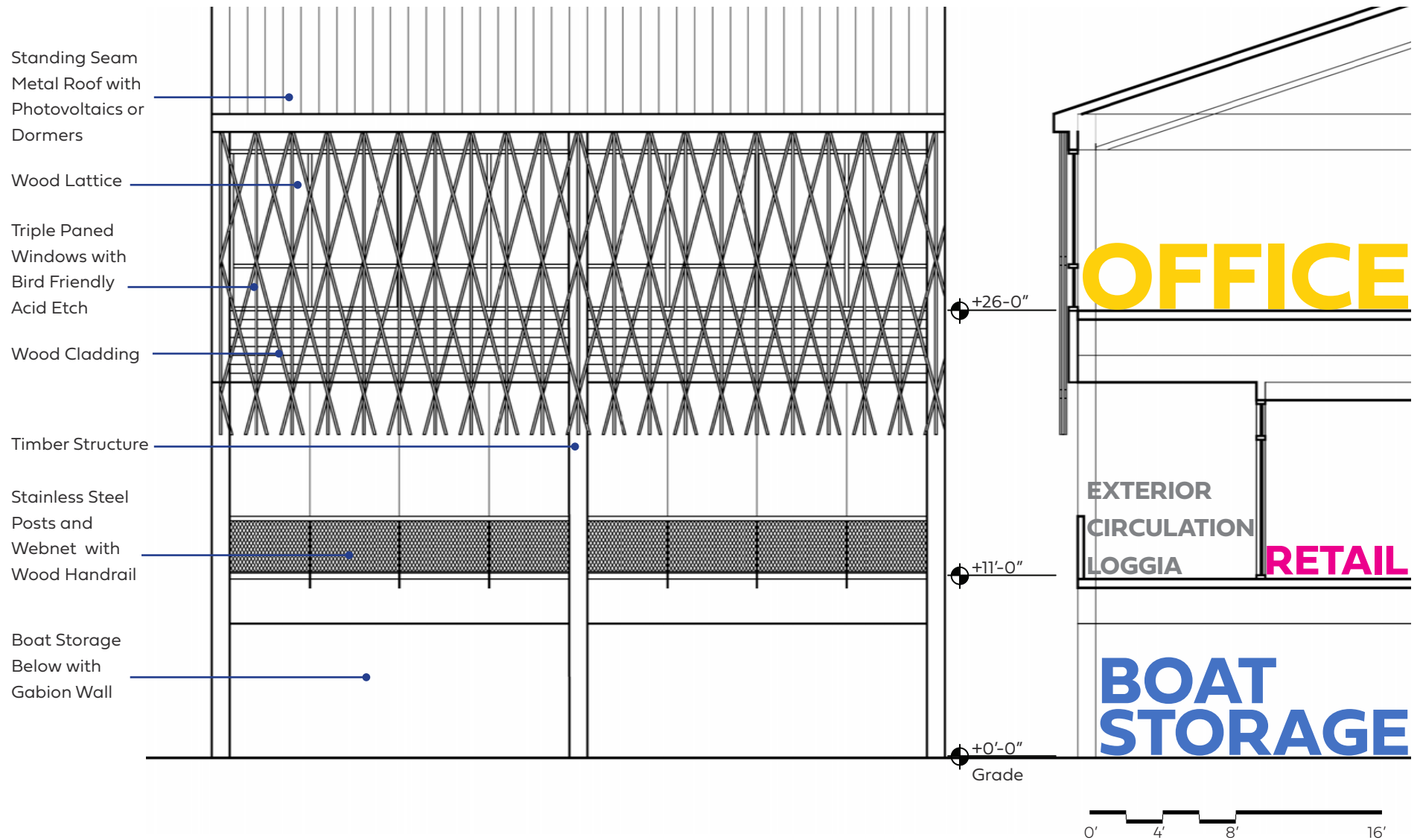


Water Access Building Conceptual Program

DETAILED PROGRAM

Space	Function
Tank Room	Ground floor room with moving water tanks to simulate on-water conditions for both crew and dragon boat winter training
Tank Mechanicals	Separate room with pumps and filters for the tanks
Weight Room	Free weights and other gym equipment for strength training
Men's Locker Room	Room for people to change clothes and shower
Women's Locker Room	Room for people to change clothes and shower
Entrance Foyer	Space to celebrate the accomplishments of the people who train in the building and a place to gather before class
Adventure Challenge	Space for bad weather and winter challenge courses to be held. Possibly include an indoor climbing wall area
Event Storage	Storage room for event supplies & equipment
Program Storage	Storage room for event supplies & equipment

Space	Function
Erg Room	Dedicated room for holding erg classes. Need approximately 32sf per erg. Could be as many as 50 ergs.
Cardio Room	Space dedicated to cardio with spin bikes, treadmills and stair climbers. 20 machines at 50sf each.
Multipurpose Room	Could be used for community meetings, video review, educational/ nature classroom setting or other type of training.
Men's Bathroom	In common area for non-office staff and visitors.
Women's Bathroom	In common area for non-office staff and visitors.
Conference Room	Preferably with a view or outdoor patio. Big enough for 40 people to attend a meeting or class
RRI Office	10 offices, shared office space for another 10 people, computer server room, entrance area, archives / file storage room, men / women bathrooms, small mtg room for up to 15 people



Water Access Building Partial Facade and Section

Event Space

The daylit event space offers views of Garmany Cove as it projects like a pier into the park below. It is sized to accommodate 200-300 person events and features a large covered terrace. This space is intended to be flexible with a warm, natural palette and variable lighting scenarios.

Audio Visual systems such as a projection system, speakers, and hearing loop may be desirable. The space will be supported by a warming kitchen and storage.

Office Spaces

Office spaces on the second floor will feature mass timber scissor trusses supporting a wood ceiling, and north light from dormer windows. If the Water Access Building floor structure is mass timber, the building may benefit from a raised floor system above cross laminated timber floor slabs to accommodate the needs of a wide range of tenants.

Retail Spaces

Retail spaces fit out with cooking infrastructure sit comfortably at the end of the future park and are envisioned as simple, utilitarian spaces that can adapt to the market. They will have great daylighting and can be offered with minimal finishes.

Sustainability

The Water Access Building will target a minimum LEED Gold certification. Systems will be energy efficient and all electric. The mechanical system will include a dedicated outdoor air system with heat recovery for ventilation and VRF system for primary heating and cooling. Supplemental heating may require radiant heat via an air to water heat pump. On-site photovoltaics with an efficiency of minimum 21% will produce the operational energy for the building.

The project will use water-conserving fixtures and meter both water

and energy use. The building envelope will be high performance with low-U value wood-aluminum clad wood windows and walls that exceed code minimum R-values.

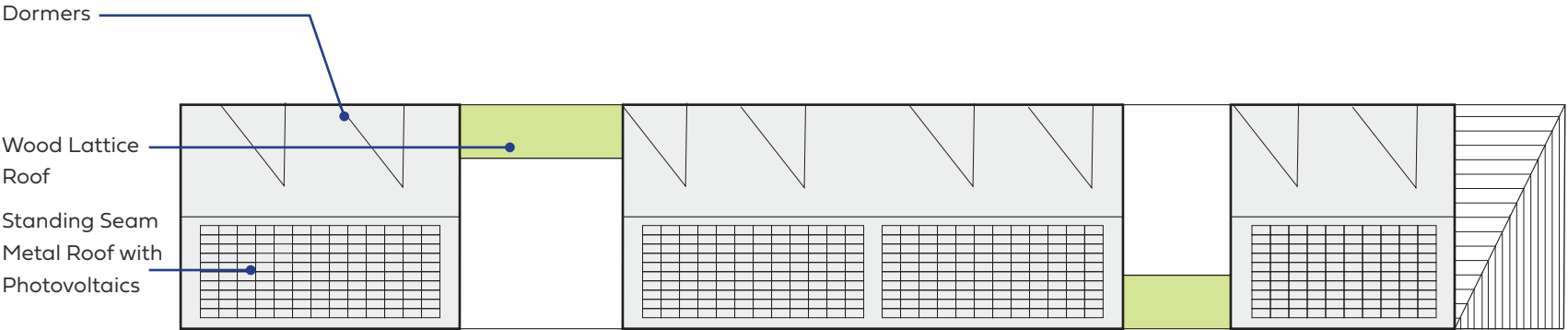
Materiality

Daylight into the building is mediated with a wood screen wrapping the facade of the water access building. Glazing includes bird friendly acid etched frit patterns. Low-solar reflectance index standing seam metal roofing mediates heat gain and easily facilitates the attachment of photovoltaic panels. The south facing facade may offer the opportunity to integrate living walls.

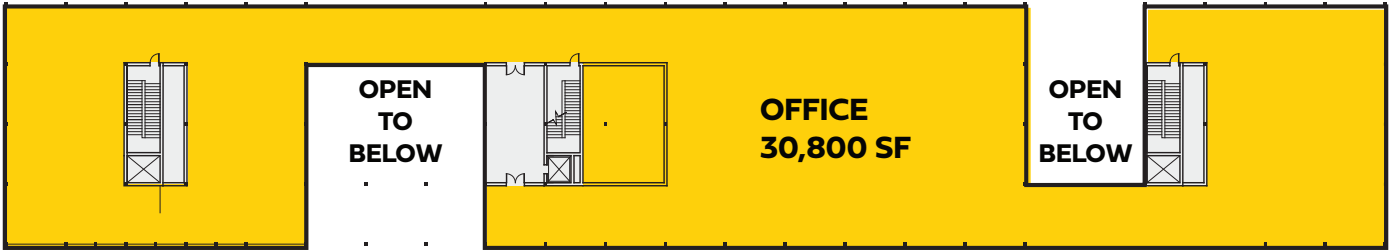
Element	Material
Ground Floor Retail	Aluminum Clad Wood and Glass Storefront
Upper Level Event/Retail	Wood Screened Aluminum Clad Wood Curtain Wall
Upper Level Offices	Punched Wood Opening
Elevated Exterior Decking	Black Locust Wood
Railings	Stainless Steel Webnet with Stainless Steel Posts, Wood Handrails
Vertical and Horizontal Structure	Port Orford Cedar or Alaskan Yellow Cedar
Wood structure	Port Orford Cedar Lumber and Board
Roof (ceiling) deck	Exterior Grade Plywood
Roofing	Standing Seam Metal Roofing and Green Roof



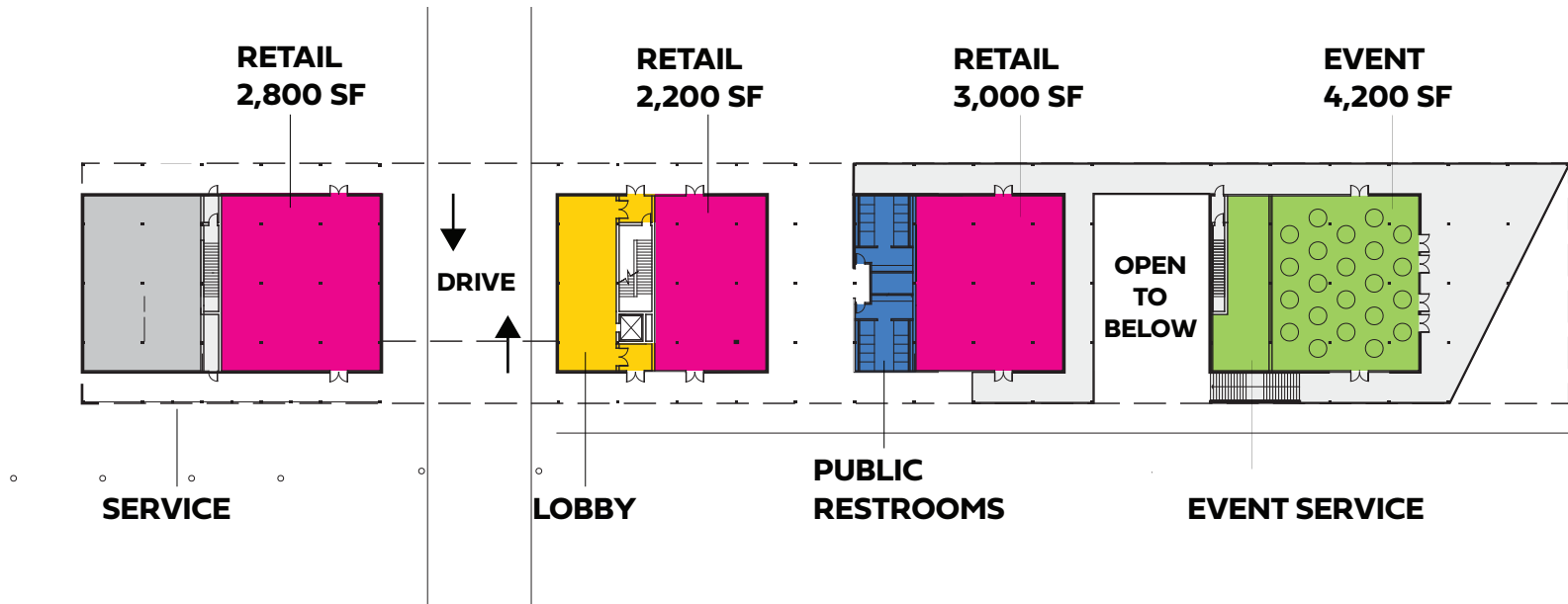
Unique Riverfront Development Opportunity The integration of park and community-oriented development will create a unique destination for residents and visitors on the Connecticut River.



Water Access Building Roof Plan

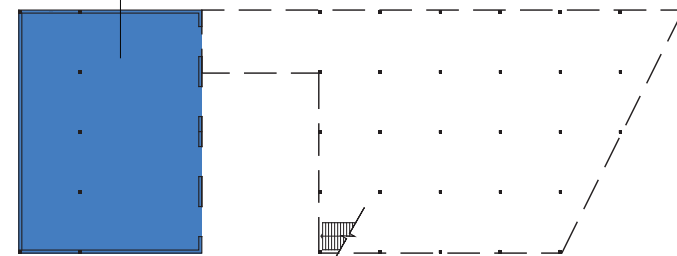


Water Access Building +48'-0" Level Plan



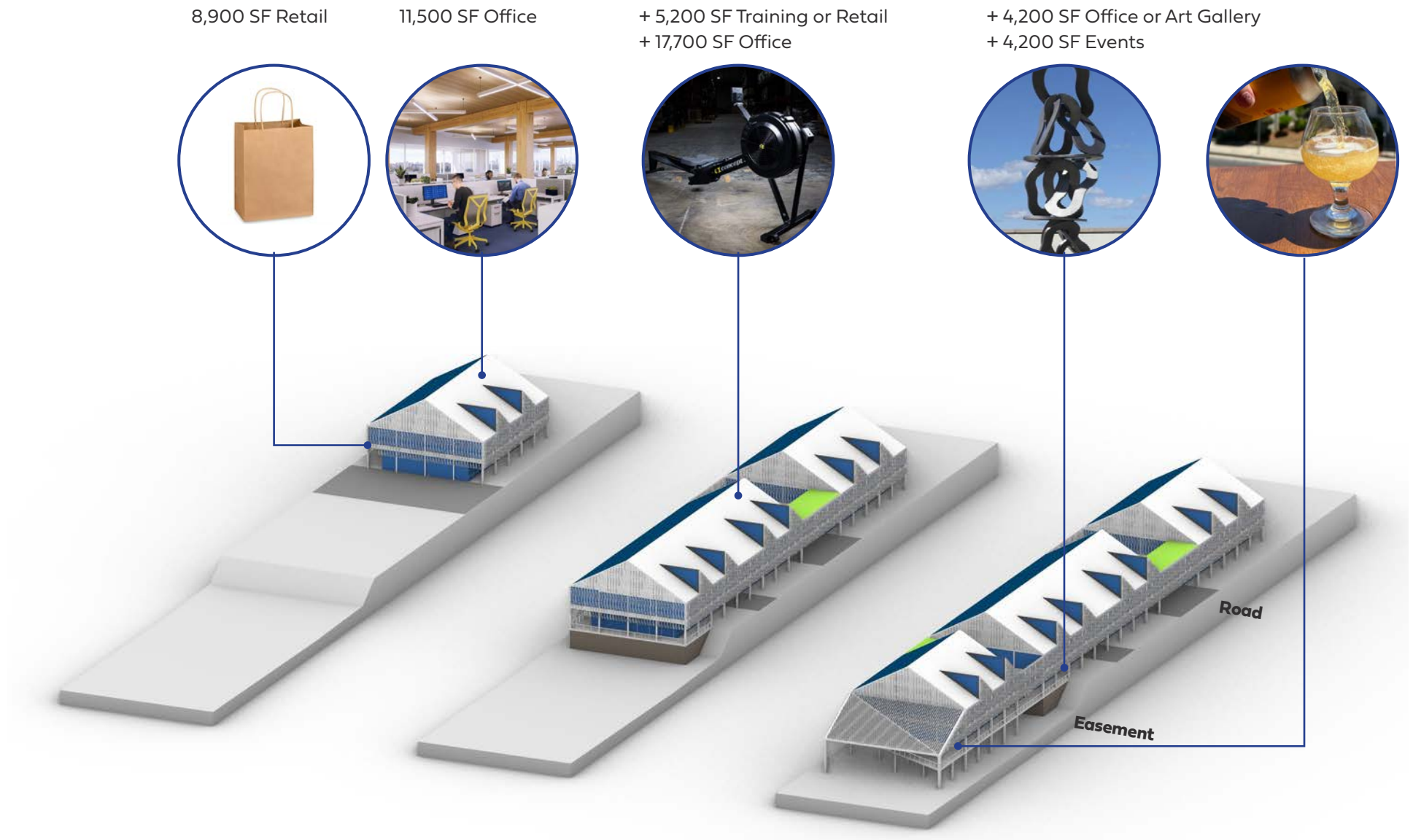
Water Access Building +33'0" Level Plan

**WET FLOOD
PROOF BOAT
STORAGE**

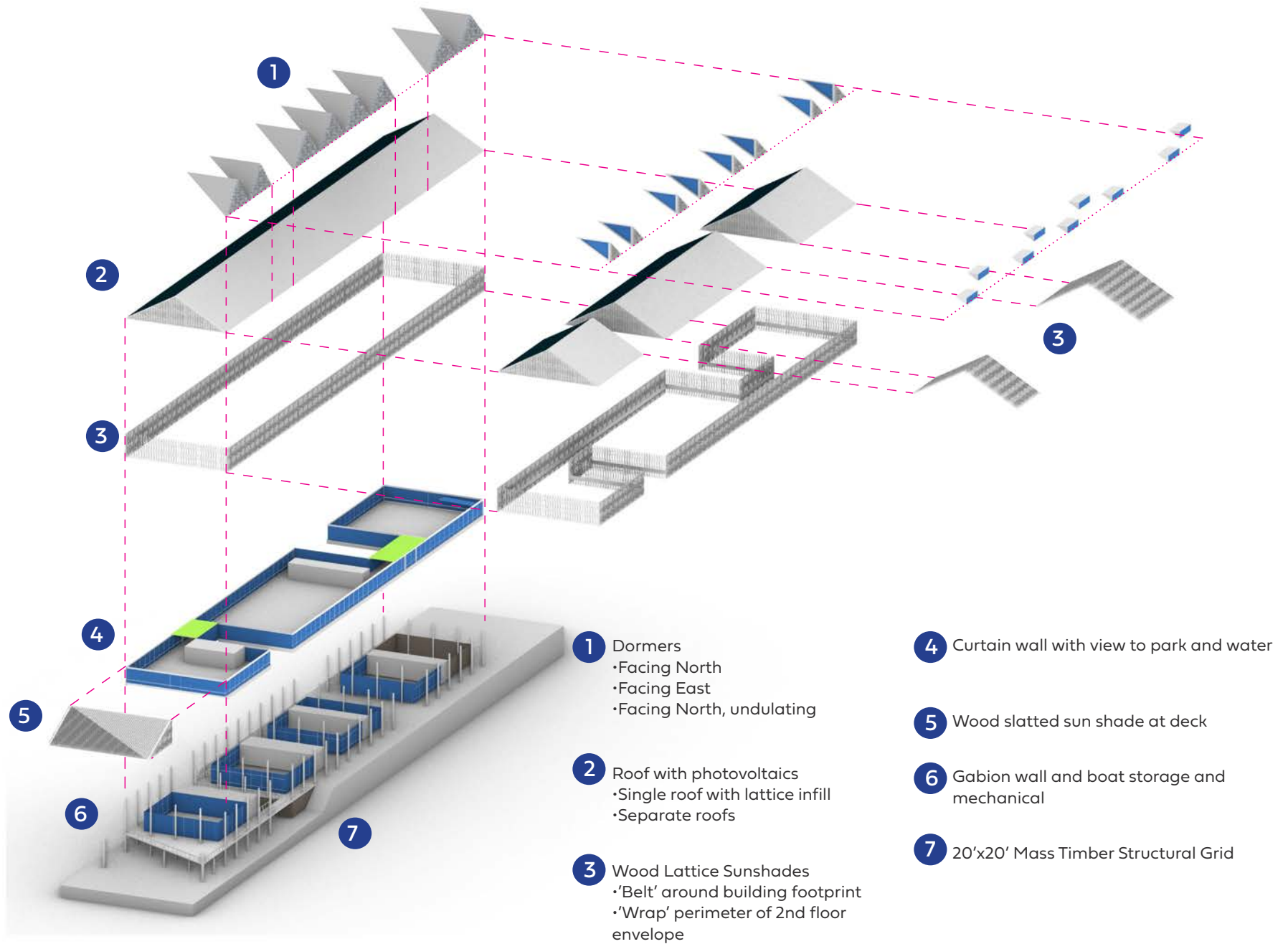


0' 32' 64' 128'

Water Access Building +22'-0" Level Plan



Water Access Building “Kit of Parts” The Water Access Building touches down on the site in three different locations. Depending upon the final program, the kit of parts shown in the exploded axon can be configured to accommodate different a variety of program areas to accommodate the Park’s needs.



Water Access Building View from Northeast, Exploded Axon

5.3 Land Use & Zoning

LAND USE CONSIDERATIONS

The 76 acres commonly referred to as Future Park consist of xx parcels in two communities with three different zones. The recommendations of this section focus on the land located in the city of Hartford (60+ acres). Separate and special consideration would be given to Windsor Meadows State park (~16 acres), located in the Town of Windsor and subject to particular restrictions and permitting process as a state park.

CONTEXT

Both the current and future land use maps for the City of Hartford show this area as a combination of Industrial (ID2) and Open Space (OS) zoning. This reflects the land use reality at the time of the most recent citywide zoning update (2015). Only after Riverfront Recapture acquired the land in 2019 did the concept of park development begin to materialize.

When considering rezoning, the context of the surrounding neighborhood is a key consideration. Therefore it is important to underscore that the New Park area represents somewhat of a peninsula, from a land use perspective. The Connecticut River to the east, the Hartford landfill and Interstate 91 to the south, the active rail line to the west, and Windsor Meadows State Park to the North result in a landscape that has almost no visual connection to pre-existing neighborhoods. The Future Park represents a campus unto itself. Therefore, it is appropriate to assess which land use combination best harmonizes with the New Park master plan and the long term goals of the city.

NEED FOR REZONING

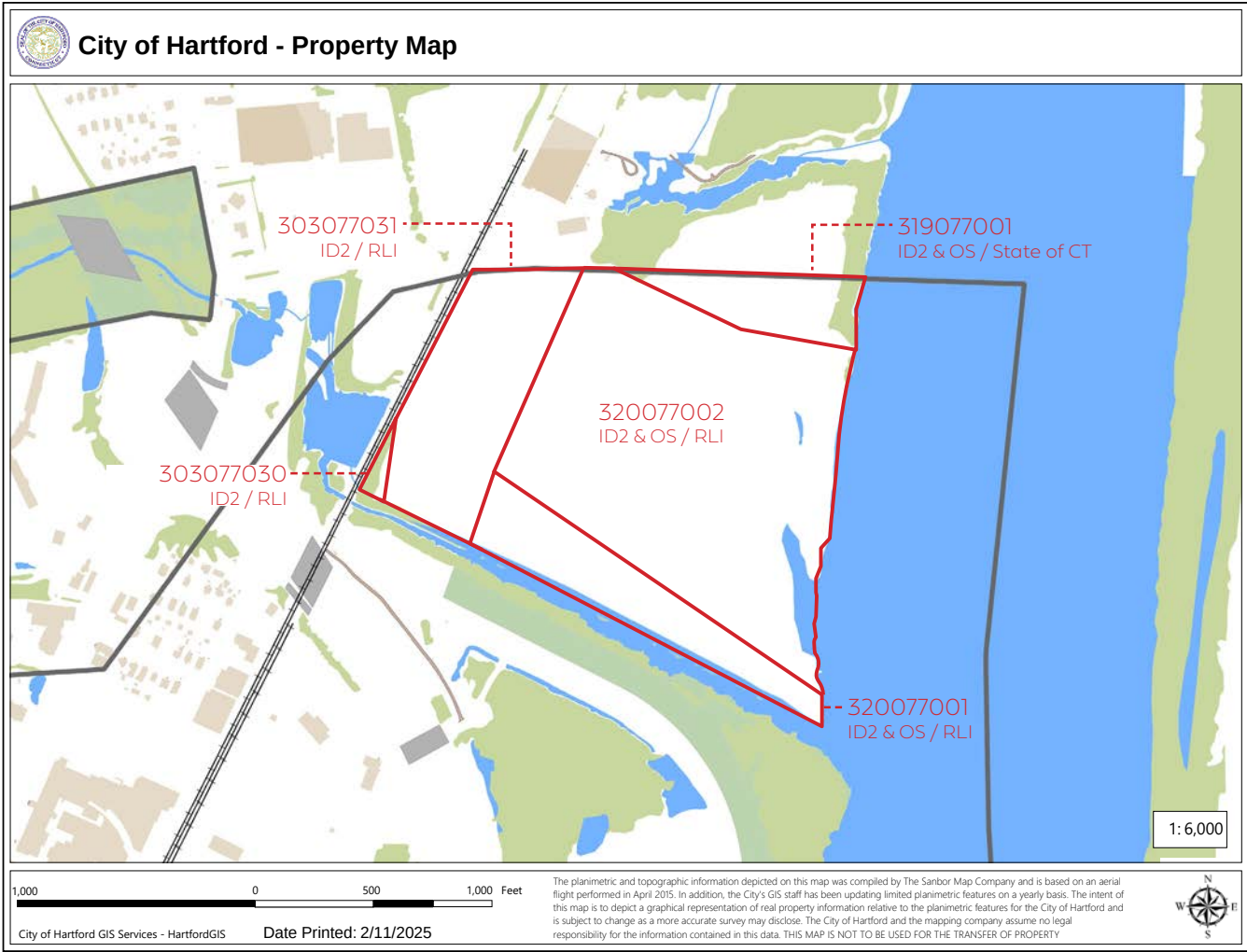
- There are several reasons to consider rezoning as an early stage in the overall development journey of the future park.
- In its current state, certain parcels are assigned to two zones, which is suboptimal for future permitting.
- The ID2 Zoning reflects historic use of the property which became obsolete due to intensified environmental regulations. It is not in the public's best interest to see industrial uses re-established on this property, nor is it part of a larger industrial zone like the North or South Meadows.
- The master plan illustrates a desire for future uses in the Residential/Lodging category, which are not allowed in the ID2 Zone.
- Aligning zoning and parcel lines to provide clarity and reduce risk for future developers sends a strong signal to investors about site readiness and alignment with City goals.

RECOMMENDED FUTURE ZONING

There is more than one land use strategy that could achieve the desired outcomes of the master plan. All things considered, we recommend **MX2 Zone** for the commercial land, **OS Zone** for the park land, and a **Campus Master Plan Overlay** for the entire 65 acres within Hartford.

OPEN SPACE (OS)

Maintaining the Open Space zoning designation for the non-commercial parcels is the best approach because it allows for Intensive Park Uses and River Uses. Park Uses are permitted by right subject to conditions, which means administrative approval



Hartford Address	Parcel ID	Current Zone/ Field Card	Current Zone/ Zoning Map	Owner	Primary Future Use Category
610 LEIBERT RD	303077030	ID2	ID2	Riverfront Land Inc	Residential & Lodging
228 LEIBERT RD	303077031	ID2	ID2	Riverfront Land Inc	Park
590H LEIBERT RD	320077001	ID2	ID2 and OS	Riverfront Land Inc	Park
600H LEIBERT RD	320077002	ID2	ID2 and OS	Riverfront Land Inc	Park
600H LEIBERT RD	319077001	ID2	ID2 and OS	State of Conn	Park

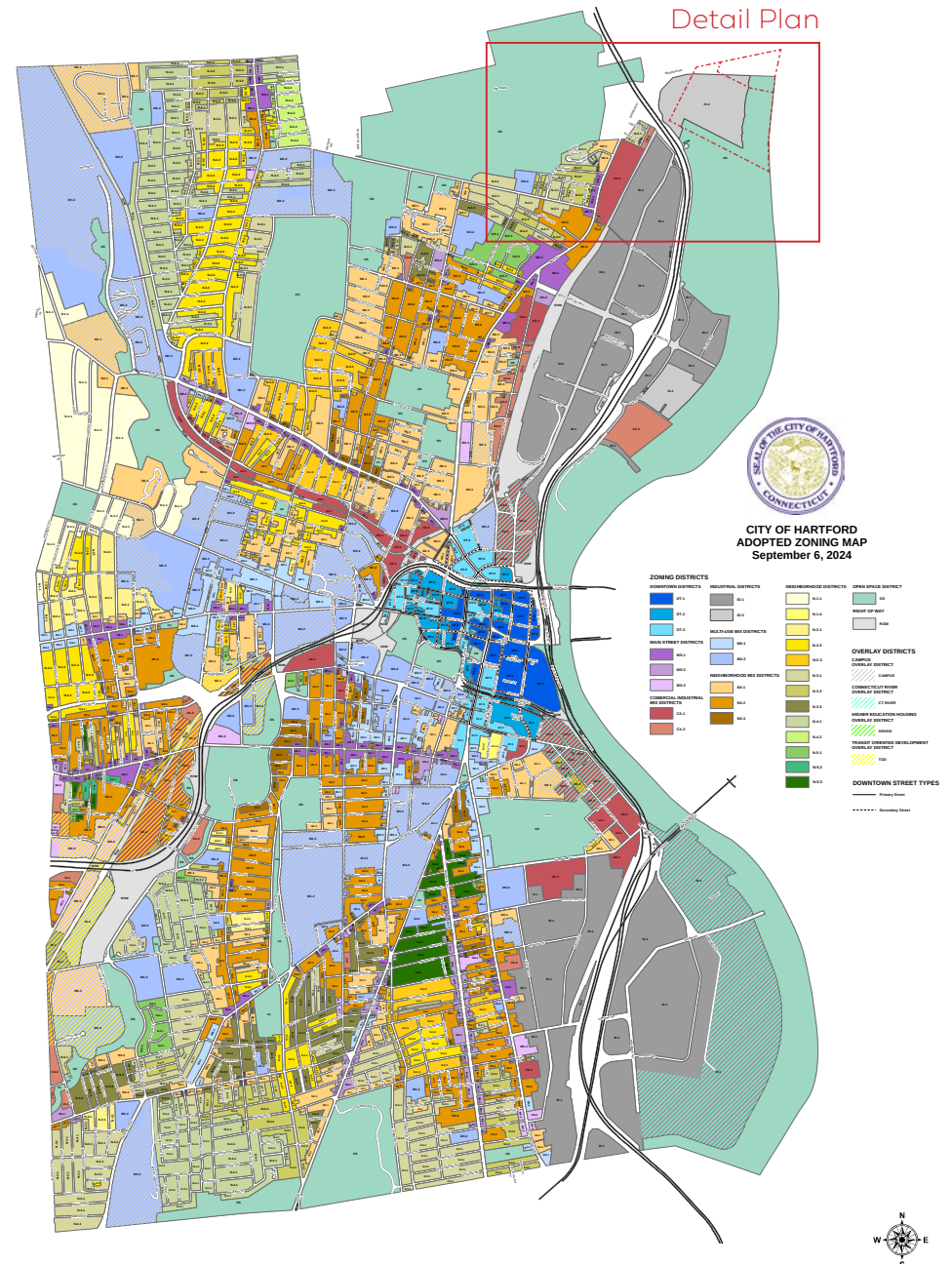
by zoning staff but not necessarily application to the planning and zoning commission. The following structures listed in the master plan are considered park buildings as part of the Park Uses section: kiosks, community spaces, gyms and other fitness facilities, classrooms and park offices.

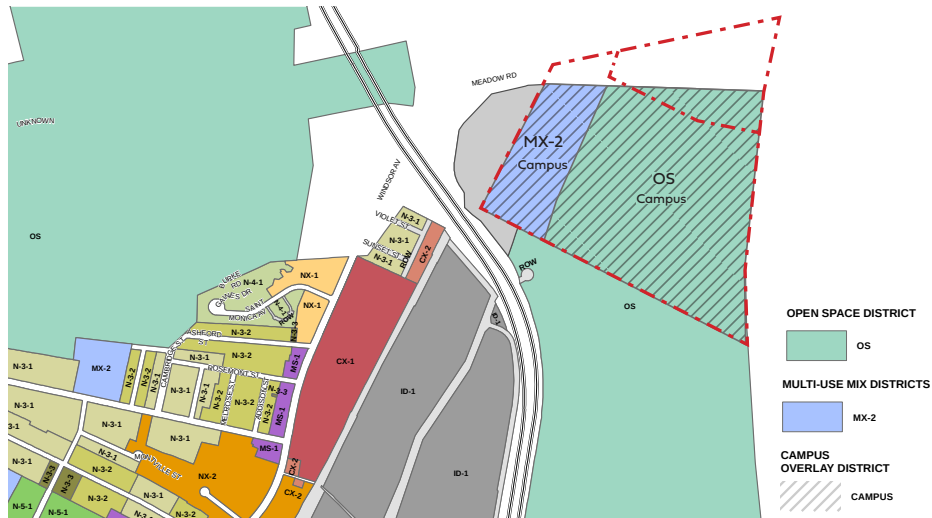
River Uses are permitted by special permit in the Open Space zone, and require application to the planning and zoning commission. Docks, marinas, and floating structures all fall within the River Uses category. Details can be found in Section 3.3.3.C of the Hartford Zoning Regulations.

MULTI-USE MIX 2 (MX2)

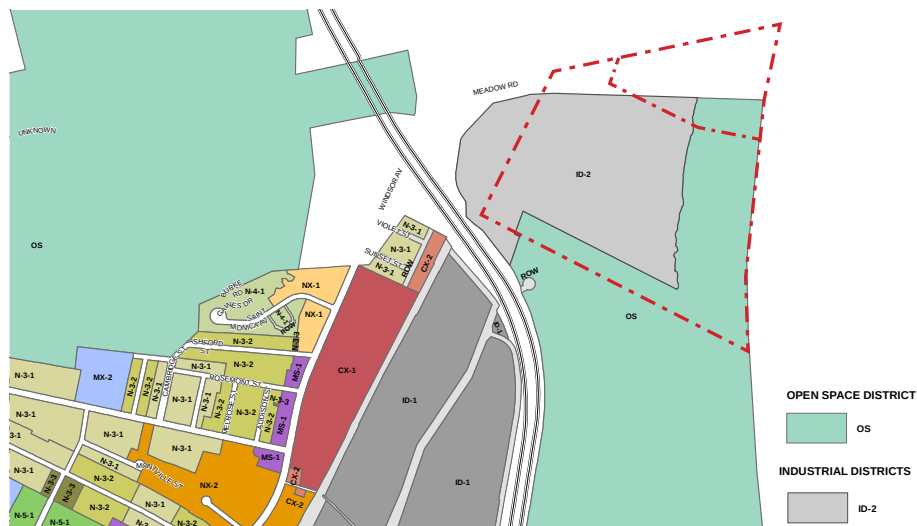
Rezoning from ID2 to MX2 provides the best overall alignment with the Future Park Master Plan. Residential and Lodging uses are largely permitted by right, including apartments, hotel, small- and large-scale residential care. Neighborhood retail and neighborhood services are permitted subject to use-specific conditions. These uses are defined as having a gross floor area of 8,000 square feet or less, which aligns to the vision of the master plan. Both general and apartment building types are allowed, with maximum height of 9 stories. Multiple principal buildings are allowed in combination with the Campus Overlay.

One common application of MX2 with Campus Overlay is found in Hartford's colleges. Both Trinity College and University of Hartford share this land use combination. Given that the primary function of the Future Park is to provide educational opportunities and connect people with the river, imagining the total project as an educational campus is appropriate. There are nodes of residential and lodging as with a campus, nodes for education, nodes for athletics, and nodes for community gathering, entertainment and eating.





Recommended Future Zoning



Current Zoning

CAMPUS OVERLAY (CAMPUS)

Section 5.1.1. of the Hartford Zoning Regulations articulates the intent for the overlay. "The Campus Overlay is intended to apply to sites occupied by civic, institutional, residential, or large office uses. These sites contain multiple buildings on one or more lots that work together to create a walkable campus with inter-related uses. A Campus Overlay is intended to permit greater flexibility for the development of larger lots than otherwise is allowed by these regulations, provided, however, that such development is consistent with the comprehensive plan for development, including the goals of more economic and efficient use of the land, a harmonious variety of uses, a higher level of urban amenities, and preservation of natural and scenic qualities of open spaces."

The spirit of this regulation dovetails perfectly with the overall vision for the Future Park. The master plan envisions a symbiotic relationship between various uses that are inter-related. The preservation of natural and scenic qualities is paramount to the creation of a public park out of land that was formerly mined and contaminated.

The principal barrier that applicants face when considering the Campus Overlay is whether they wish to make the investment in a long-term professional master plan to be reviewed and accepted by the commission. Riverfront Recapture has already made the investment in extensive stakeholder engagement and professional design. Therefore, the process for applying the campus overlay should not be a significant barrier. The return on investment includes significant flexibility, the cornerstones of which are as follows:

- All features that have been previously approved through special permit via master planning process (structures, pathways, parking, docks, etc.) are not required to go before commission for site plan approval, they are eligible to obtain administrative approval.

- A key feature in the New Park development plan is a three-building array of residential/lodging uses (currently imagined as 3 apartment buildings and one hotel or hospitality building). These features radiate off a private drive that connects to Meadow Road. Because traditional zoning is heavily predicated on street frontage, it is possible that permitting of these structures without a campus overlay could be troublesome, even if they are designed with compliant height, massing, materials and other form-based details. Applying the campus overlay removes this impediment.

In total, the campus overlay provides the applicant and the commission with the maximum amount of flexibility to consider and approve non-traditional elements.

OTHER DISTRICT TYPES CONSIDERED

Connecticut River Overlay

Applying this overlay would also achieve the desired uses of the Future Park master plan, but it is predicated on the underlying zoning to inform the layout and massing of structures. Even in combination with MX2 zone change in the commercial area, future developers may run into issues with items such as frontage requirements, multiple principal buildings on one lot, identifying a traditional build-to zone, and other metrics. The Campus Overlay provides more flexibility and certainty.

Downtown Type

The Downtown (DT) Zone is used in the central business district and would not be applicable to the RLI parcel.

Main Street Type

The Main Street (MS) category is characterized as “traditional mixed-use main street development with ground floor storefronts in neighborhood centers, at interior neighborhood nodes and along major corridors. As discussed above, the nature of the RLI parcel is physically separated from other neighborhoods, and it does not have a sense of corridor that is central to the Main Street designation. Therefore it is unlikely a fit in this case. Furthermore, the

maximum height of a general building in an MS-2 zone is 4 stories, while the master plan envisions five and six stories for the residential/lodging uses.

Commercial-Industrial Mix Type

The spirit of the Commercial Industrial Mix (CX) category relates to areas where industrial uses are transitioning to commercial. This aptly describes the evolution of the land in New Park. The advantage of the CX1 category is that it allows multi-unit dwellings, hotels, and small residential care facilities by right. However, retail and service categories are not allowed. This combination is reversed in the CX2 zone. Retail and Service categories are allowed by right but residential and lodging uses are not allowed. Furthermore, the maximum height of a general building in the CX districts is 5 stories. The master plan envisions a hotel that might be six stories.

Industrial Type

This type is intended for manufacturing, warehousing, and distribution uses. Therefore it is not compatible with the master plan vision.

Neighborhood Mix & Neighborhood Type(s)

While the NX zones do provide for residential uses as of right, they are intended to be low-scale. The N zones are even lower scale and do not allow for the density and mix of uses envisioned in the master plan.



Future Park Connections The future park offers scenic river views and water-focused programming activities to reinforce the critical link between the community and the river.

**RIVERFRONT
RECAPTURE**

