

# Cranes & Scaffolds

**HARTFORD 21:** Owner Larry Gottesdiener goes for a hat trick: He's taking over lease to Civic Center arena next to his new upscale apartment tower and setting his sights on bringing NHL back to town. Godspeed.

**BOND HOTEL:** So, open already! For the gazillionth time, old hotel's grand re-entrance as Homewood Suites by Hilton Hartford Downtown has been pushed back. The newest date is May 20, but don't hold your breath.

**410 ASYLUM:** ZZZZZZ. Developer still hasn't secured financing from Connecticut Housing Finance Authority to convert building into 70 mixed-income rental apartments. Yet there's wishful talk of breaking ground by summer. The time to put up or shut up is fast approaching.

**METROPOLITAN:** 25 of 50 condo units are sold or under contract. Developer David Nyberg's decision to have a pet-friendly building appears a draw for buyers. A law firm leases one of three ground-floor spaces. Tenants nibbling at other two.

**GOODWIN HOTEL:** Renovation of landmark building put off until January, but scope has increased. In addition to makeover of rooms and baths, project will include exercise room, atrium and restaurant. Hotel will stay open while work is done.

**101 PEARL:** Carlos Mouta says he wants to develop city-owned building into condos; he's not afraid of remediation costs. Says he's just too busy with Parkville projects such as Pope Commons and Design Center. City should make an effort to get his attention.

**LIBRARY:** If the public library's \$42 million renovation/expansion were a book, it would be "War and Peace." Still, a public works spokesman says the final chapter — granite sidewalks, landscaping, etc. — is concluding. Ribbon-cutting by early June?

**PARKING:** Officials propose big cuts in rates at street meters and two city garages. Bravo! If city agrees, private vendors may follow. Stronger enforcement of on-street parking creates good churn. Will city support bid for vacant parcel near AT&T for new downtown garage?

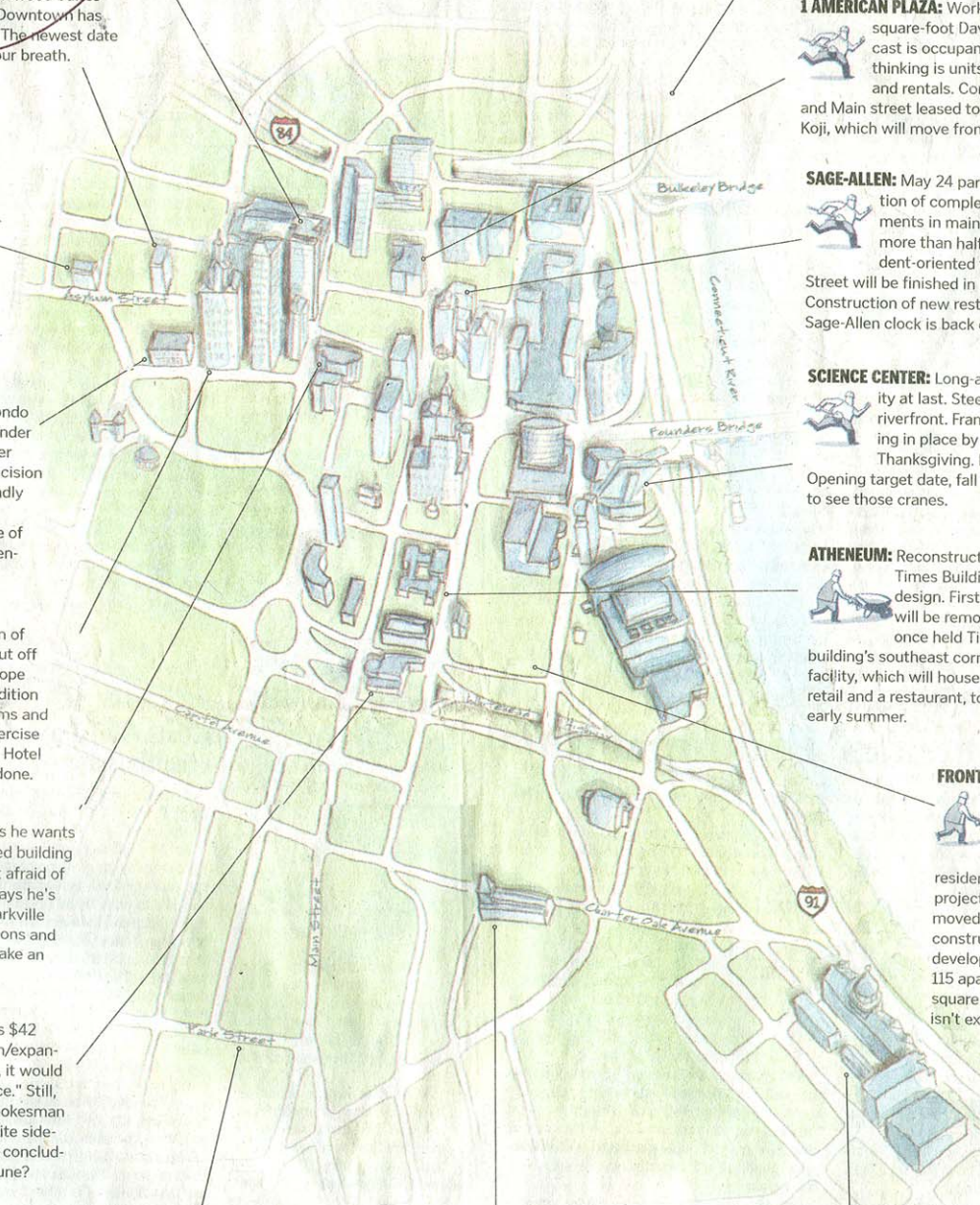
**PARK STREET:** City commits \$6 million to Plaza Mayor gateway project. Developers aim for summer groundbreaking. Except for three crosswalks, streetscape project is finished. New building facades look nice. Workmen install 35 of 50 surveillance cameras.

**CAPEWELL:** Developer John Reveruzzi, slowed by surgery, doggedly trying to finalize construction financing after New Boston Fund backed out last fall. He still wants to create condos, even in a slowed market. Former horse nail factory, between downtown and the river, could be a keystone of city's revival.

**COLTSVILLE:** Construction stalled, but developers pledge to resume full bore in May. South Armory apartments 60 percent leased, but work behind schedule. Get going on domed East Armory: It can't survive without a good roof. State's thumbs-up on land for parking lot would expedite project before it's too late.



Illustration by Wes Rand / The Hartford Courant  
Text by Courant editorial page staff writers



**RIVERFRONT:** It's the final leg for Riverwalk North, last link in a linear park extending from Riverside Park to Bulkeley Bridge. Floods and weather permitting, officials hope to celebrate completion of a path and other improvements — a boat ramp and landscaping around boathouse — by June.

**1 AMERICAN PLAZA:** Work continues on 160,000-square-foot David Nyberg project. Forecast is occupancy this summer. Current thinking is units will be mix of condos and rentals. Commercial space at Pratt and Main street leased to Pan-Asian restaurant Koji, which will move from Asylum Street.

**SAGE-ALLEN:** May 24 party will celebrate completion of complex project. 78 loft apartments in main building are finished; more than half are rented. Last of student-oriented townhouses on Market Street will be finished in May. Bank is open. Construction of new restaurant about to begin. Sage-Allen clock is back on Main Street.

**SCIENCE CENTER:** Long-awaited dream a reality at last. Steel beams rise on the riverfront. Framing for iconic building in place by July, glass installed by Thanksgiving. Exhibits ready next June. Opening target date, fall '08, holding firm. Love to see those cranes.

**ATHENEUM:** Reconstruction of former Hartford Times Building in final stages of design. First step, in a few months, will be removal of the addition that once held Times Cafe, to open up building's southeast corner. Construction of new facility, which will house art, education facilities, retail and a restaurant, to begin in late spring or early summer.

**FRONT STREET:** City council approves \$12 million, 15-year tax-abatement deal for retail/residential/entertainment project. A lot of dirt has been moved around. But serious construction on \$46.5 million development with at least 115 apartments and 60,000 square feet of retail space isn't expected until the fall.