






# CRANES & SCAFFOLDS

An At-A-Glance Commentary On Selected Proposals To Rebuild And Enhance The City

ARE THE PROJECTS ...  STALLED  CREEPING  MOVING ALONG  OR ROCKETING AHEAD?

**Trumbull Centre:** Model apartments open May 1. 36 of 100 units already reserved as workers rush to open all apartments by September. 600-space garage opened Jan. 3 and signed 320 monthly parkers. Loss of Auremma's restaurant a bump, but other restaurateurs are interested. Cleaners, tailor, shoe repair, wine and sandwich shops open in October. Rising construction costs push \$38.5 million project 6 percent over budget.



**Bond Hotel:** Workers are busy sheetrocking this tired Asylum Street landmark into a luxurious Homewood Suites extended-stay hotel. Wintertime dispute with the state over asbestos paperwork had slowed work for a few months, but workers say they're now back in full stride. Look for July opening.



**Hartford 21:** Good news abounds. \$160 million makeover of former civic center is on schedule and on budget. Retail and office components of the project, along Trumbull and Asylum streets, will be ready for occupancy in June. Garage reopens in July. Even more exciting: Topping off of sleek 36-story residential tower is planned for September.




**One American Plaza:** Jo Jo's Coffee Roasting Co., which faces Pratt Street, has opened in former American Airlines building — evidence of progress in the rehabilitation of the 160,000-square-foot retail and office space by developer David Nyberg. Construction crews were working inside a lower floor last week. Warmer weather should bring critical facade work to complement nearby G. Fox and Sage Allen buildings.



**Bradley:** Airport will clear milestone when it awards contract for work on Terminal A ticketing, baggage areas Friday. When work is done, it will match the east concourse. Construction of first phase, including new security checkpoint, should begin in June. But slow progress attracting international flights is disappointing. And plans for Murphy Terminal remain uncertain.




**410 Asylum:** Common Ground President Roseanne Haggerty still trying to have her cake and eat it. Has accepted mayor's offer to build supportive housing for homeless, working poor and mentally ill at an alternative site. But she wants to keep the landmark 410 building for mixture of market-rate and subsidized housing — something her nonprofit agency has never done before. More meetings this month.




**The Metropolitan:** Historic Hartford Electric Light Co. building at Pearl and Ann, just one block from Bushnell Park, is being turned into 49 condo units. College Street LLC of New Haven will offer 1- and 2-bedroom units for \$175,000 to \$400,000. Developer David Nyberg had transformed long-vacant SNET building into 132 rental apartments. Nyberg projects were launched without public subsidy.



**Wadsworth Atheneum:** Possibly this week, Wadsworth officials will sign a lease with the state to occupy the former Hartford Times building. "It's not just an annex. We want it to be an extraordinary facility in itself," says museum director Willard Holmes. Planners are developing programs for new building; then they'll refocus on the existing campus.




**Hartford Public Library:** After long delays in Phase 1 of \$42 million expansion and renovation of central building, work on second phase is proceeding. Piles are being driven for the foundation; steelwork to begin by mid-May for "Window of Light," a three-story curved glass facade along Main Street. Louise Blalock, chief librarian, predicts substantial completion by the end of this year or early next.



**Park Street:** Economic Development Commission is days away from formally requesting proposals to turn the southwest and northwest corners of Park and Main streets into gateway to Park Street. Specifications are expected to call for a matching pair of mixed-use buildings. \$6 million streetscape project that includes benches and sidewalks resumes about the same time. Goal: Finishing by end of summer.



**Parking:** Forensic study being done of 51-year-old Church Street garage, which is in disrepair. Emergency fixes made. Report due in a month; management contract to go out to bid later in year. Morgan Street garage also getting new management, and will be bisected into areas for monthly and daily parking. Also, simpler exit-cashier system being installed. Hartford Parking Authority reorganized, strengthening oversight.



**Capewell:** Developer John Reveruzzi is restoring ornate office building of the former horse-nail complex, but he's still assembling the financing to build 92 condos in the 102-year-old factory. Key to financing will be passage of bill broadening state's historic tax credit program, which will help save Victorian factories.



**Front Street:** Capital City Economic Development Authority expects to name developer — possibly joint venture with more than one party — within weeks for long-delayed retail-residential-entertainment component of Adriaen's Landing. CCEDA ousted Richard Cohen last year for nonperformance. Project is far behind schedule; groundbreaking expected next year. Construction under way on parking garage and street grid.



**Coltsville:** Mortgage commitment a welcome sign of faith in project's overseers. Listen for music of saws and hammers from south armory before the tulips rise. National Landmark application makes elegant case for historical significance of Colt legacy, a stepping stone to a national park. Let's have a good turnout Wednesday for breakfast under blue onion dome with National Trust President Richard Moe.



**Old State House:** Opening of permanent exhibit and education center delayed until next January. No tears, though. Blame a prudent priority shift: A gift shop will be installed first, in time for the holidays. Putting shop at street level should lure people, revenue from Main Street. As for future activities, test groups loved interactive map of Hartford where visitors can "build the city" as it was in certain time periods. Sounds like capital fun.



**Riverfront:** A breeze stirs at Riverfront Recapture. State Bond Commission approves \$750,000 to design Riverwalk South — a plan to breach the dike, creating entrance to the riverfront park off Van Dyle Avenue. Work on Riverwalk North, a 1,100-foot section of park linking Bulkeley Bridge and Riverside Park, is poised to begin. Last year, 786,000 people visited the riverfront — up 17 percent over 2003.



**Connecticut Center for Science and Exploration:** Stunning progress toward fall groundbreaking. Board approved 400-page-plus master plan in December. Fund-raising has reached impressive 85 percent of \$150 million goal. Test borings at site start this month. Latest inspiration: Center President Ted Sergi seeking ideas for drawing hydropower from Connecticut River. Send suggestions to the website: [www.ctcse.org](http://www.ctcse.org).



**Convention Center/Hotel:** Adriaen's Landing's piece de resistance, the Connecticut Convention Center, opens for business June 2, a little ahead of schedule. What a trip: from a concept on paper to skyline-altering megastructure in seven years! Next door, the Downtown Marriott hotel is a half-step behind. Now 70 percent complete, it is scheduled to open in August. Let's spare no effort in marketing Hartford as a convention city.

