

COMMENTARY

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EDITORIAL: PROGRESS REPORT ON HARTFORD DEVELOPMENT PROJECTS

Cranes & Scaffolds



HARTFORD 21: Larry Gottesdiener is doing his best to make downtown more upscale. The developer is building a \$2 million high-end grocery store in his fancy high-rise, now 60 percent occupied.



STALLED



MOVING



ZOOMING



RIVERFRONT: Riverwalk North opened in June, adds 1,100 feet to the linear park and links Riverside Park with historic Bulkeley Bridge. Ten more sculptures donated by Lincoln Financial Group. Riverwalk South enters design and permitting stage. \$23 million project features 4,000 feet of walkway.



BOND HOTEL: This historic hotel has finally reopened as a Hilton Homewood Suites. The \$5 million renovation took longer than anyone expected but eventually turned the elegant old hotel, once headquarters of Hartford's high society, into 116 suites with full kitchens.

Illustration by Wes Rand | The Hartford Courant
Text by Courant editorial page writers



410 ASYLUM: Developer Common Ground secures \$21.7 million in tax credits, loans and grants to restore landmark building for moderate-income residents. Closing on the property, however, has dragged on. Construction could begin in early spring.



METROPOLITAN: Developer David Nyberg continues to snare buyers; 30 of 50 condo units sold or under contract. Law firm Appleton & Appleton moving into commercial space this month; high-end hair/cosmetic/spa inked for second spot.



GOODWIN HOTEL: Scope of renovation has expanded to include entire hotel. New look courtesy of renowned Boston hospitality designer who knows how to perk up a classical space with cosmopolitan flair. But work supposed to begin in January won't start until fall.



101 PEARL: A fight is breaking out over this former office tower. Developers Carlos Mouta, David Nyberg, Martin J. Kenny and Sanford Cloud Jr. are vying to turn this city-owned office building into residences. The city will pick a winner in the next few weeks.



LIBRARY: Loose ends prevented ribbon-cutting last spring on \$42 million renovation and expansion. City awaits delivery of a steel-and-glass railing and a security gate. Minor damage to new "Window of Light" wall needs repair. Once fixes are done, ribbon will be snipped — probably in February.



PARKING: Ten solar-powered meters that take coins or credit cards to appear downtown shortly. If they work, 1,600 meters will be replaced by spring. New lighting at garages yielding rebates, savings. Agency's website features interactive map of lots, garages and rates.



1 AMERICAN PLAZA: Apartment dwellers sought for after New Year's in the 160,000-square-foot David Nyberg project. One- and two-bedroom units ready for viewing; some already leased. Three of six commercial spaces leased. Two restaurants operating. Lobby shines in original splendor.



SAGE-ALLEN: Dish restaurant opens to great reviews in October, signals completion of decade-long mixed-use restoration. More than 90 percent of the 78 loft apartments in main building are rented, similar percentage of student townhouses on Market Street are spoken for, says developer Marc Levine. Building generates a good buzz.



SCIENCE CENTER: Not-so-magic carpet roof partly removed to fix bugs. An extra \$15 million from state averts onerous cutbacks in exhibit space. Let's hope the rest of the way is as smooth as center's glass exterior and that late '08 opening holds. Costs can only go up.



ATHEANEUM: After nearly green-lighting a \$15 million expansion into the former Hartford Times Building on Prospect Street, museum's board pulled back in October due to financial pressures. Times Building instead will become part of the Front Street development. Atheneum's board seeks new director, will focus on its main campus. Expansion or not, still a fabulous museum.



FRONT STREET: State seems to be taking a renewed interest in the project. Developer HB Nitkin Group presented final design to the Capital City Economic Development Authority Friday. Still working through the financing. The \$60 million retail/residential/entertainment complex — planned since 2003 and now on its third developer — just might get built in this lifetime.



COLTSVILLE: Major step accomplished: Neighborhood, buildings from industrial heyday soon to be a National Historic Landmark. The honor brings Hartford closer to national park. Factory developer's cash flow problem remains. Deal being worked out with Colt Gateway's bankrupt investor, but worthy project needs \$9.6 million infusion to get going. State should lead it out of the woods to protect iconic building.



PARK STREET: Streetscape project finished except for loose ends. All but one of the new building facades up by Christmas. Surveillance cameras installed. Credit crunch hurts Plaza Mayor gateway project. Broad-Park Development needs consultant to raise \$10 million to restore Lyric Theater.



CAPEWELL: Developer John Reveruzzi restructures proposal — 70 condos instead of 100 — and hopes to close about a \$5 million funding gap in \$23 million restoration of historic horse nail factory building. Project might be eligible for federal tax credits if it were rental housing. If so, build apartments. Conversion could come later. Object now is saving building.