

JUNE 2010



University of Hartford School of Engineering, Technology and Architecture

While most of us view the Front Street District development as a construction site, an enterprising professor and a group of architectural students saw it as an interactive classroom. "It's not often we get to see this kind of development going on so close to us", said Professor Joe Buchek, an architecture instructor at the University of Hartford. "The Front Street project is an opportunity to show my students all the aspects of designing commercial construction." That first-hand experience is exactly what makes Professor Buchek's class special for his students.

Kristina Graham-Ward is a junior and one of the students who took the tour of an early stage of the site construction. "Seeing the foundation, the construction materials and the various stages of development gives you a better understanding of what goes into a commercial building", says Graham-Ward. "It's one thing to read about it or hear about it, but seeing it has a more meaningful impact." Graham-Ward is a native of Bermuda, but chose to study in the United States because of the diversity in terrain and climate.

Professor Buchek and his colleagues have conducted subsequent tours on site with other classes. CCEDA and H.B. Nitkin were happy to provide this chance for our future architects and we look forward to other projects to share.

YES, HARTFORD, THERE REALLY IS A FRONT STREET!

In case you haven't noticed or been to Adriaen's Landing recently the landscape has changed dramatically from just a little over a year ago. The construction on Front Street is scheduled to be finished by June (2010).

The buildings and parking garage in Phase I are in place and ready to be occupied. All that's left are contracts to be signed and the structures to be out-fitted to the tenant's specification. "We are happy with the results of the construction on Phase I of the Front Street development", says Peter Christian, Project Manager for H.B. Nitkin. "Our leasing broker is working closely with some interested businesses, and there is a high probability of signing the first lease before the fall."

Until contracts are signed, Nitkin representatives are not at liberty to say who the occupants will be, but the focus is on restaurants and entertainment. "We are looking at businesses that will provide a variety of both dining and entertainment options", states Christian. A live music venue and both local and regional restaurants have expressed interest in becoming part of the Front Street District.

Plans for Phase II, the residential and retail concepts of the project are already on the drawing board, while funding for the project is being pursued.

Attendees of the Riverfront Recapture Big Mo fundraising event held on May 15 got a sneak peek at the new addition to Adriaen's Landing in its very raw state. You are welcome to come by and see the progress for yourself.



Welcome to the



Front Street DISTRICT

Marriott
HARTFORD DOWNTOWN

Connecticut
Science Center



TRUMBULL ON THE PARK IS IN GOOD HANDS WITH MARTY KENNY

If there is one word to describe Marty Kenny, “energy” would be the first word that comes to mind.

Keeping up with Kenny, both physically and mentally, is a challenge that’s well rewarded when you actually get the chance to sit down and have a discussion. The ideas come fast and furious, and one gets a clear sense of his passion for Hartford and its potential.

A native of Glastonbury, Connecticut, Kenny has been in the development business since 1983. He holds a Bachelor of Science degree from Boston University and a J.D. degree from Quinnipiac University Law School, formerly University of Bridgeport Law School. He has various development projects in the Greater Hartford area and Greater New Haven, but he’s always had a passion for Hartford and views it as a “livable” city. Kenny’s vision of a livable city is one with a mix of residential options with restaurants, entertainment and shopping all within walking distance of your front door. When the Trumbull on the Park project came along, Kenny saw it as an opportunity to create a unique, but affordable living experience in downtown Hartford.

“I saw this project as an opportunity to enhance Hartford as a “real” metropolitan area where people not only work, but live and enjoy their surroundings”, says Kenny. “The increase in downtown residents will create the demand for a grocery store, movie theatre and stores, all of the elements that go into being a city.”

Trumbull on the Park was one of CCEDA’s downtown housing projects in the Six Pillars initiative along with Main and Temple and Hartford 21. According to Kenny, this was a great addition to the housing already in the city such as Bushnell Park Towers and Union Place.

“Places such as Trumbull on the Park offer choice to people who prefer a city setting”, states Kenny. “Hartford appeals to everyone from young professionals to couples who want to downsize from their suburban homes. Considering what’s in place in downtown right now, renters have their pick of a variety of price points and social settings.”

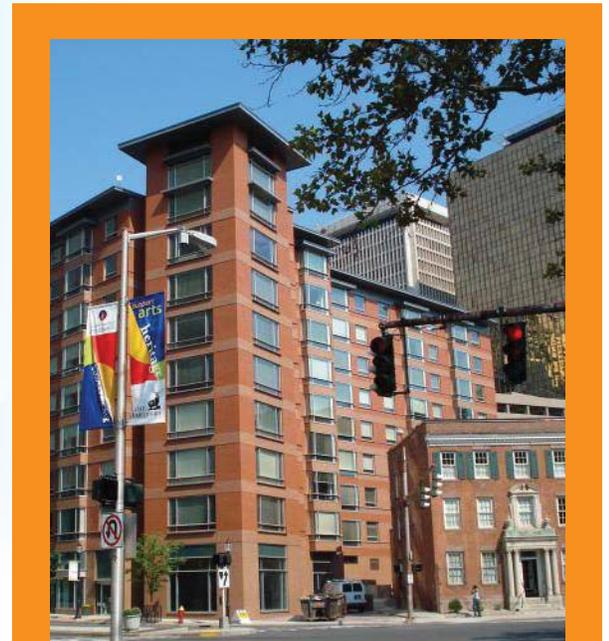
Development for the people....

Many of the residents at Trumbull on the Park are of a fairly young age group, averaging between late 20s to early 40s. Kenny is inspired by the young people and says they want to be in the city, and he thinks there’s even more growth potential in Hartford. He sees opportunity in transit-oriented development. Another is the untapped level of city housing geared toward the workers at entry-level positions, or earning living-wage incomes. Kenny even has the perfect location for the development in mind, 111 Pearl Street.



Marty Kenny

Hartford Courant Photo



Trumbull on the Park



“It’s what I consider workforce housing, affordable housing for lower income earners who work downtown in the restaurants and hotels”, states Kenny. “Think about the more “mature” students at Capital Community College or the students who will attend the St. Joseph College School of Pharmacy”, says Kenny. “Efficiencies, lofts and one bedroom apartments are in high demand.”

Kenny is a co-owner, along with a subsidiary of the Connecticut Housing Financial Authority, of 111 Pearl Street. Kenny sees developing the Pearl Street property as a way of closing the gap between empty city blocks and the center of downtown. A more populated city center will create a demand for service-oriented business such as dry cleaners, pharmacies or a hardware store.

What next...?

There’s no slowing down for Kenny. He’s just completed a conversion of a historic abandoned mill to 55 luxury apartment units at Addison Mill Apartments in Glastonbury and he may be looking for projects outside of Connecticut to pursue. Kenny says financing in this economy is tough and says developers will have to get creative with funding, but for Kenny, the possibilities of what Hartford could be as a city are endless.



111 Pearl Street

SALUTE...TO A NEW DINING EXPERIENCE IN DOWNTOWN HARTFORD

When one door closes...

Very little time lapsed between the closing of Dulcé and the establishment of a new eatery at Trumbull on the Park. Owners of Salute opened their doors to the public back in February after major construction and renovations. The restaurant may be new to the city, but the partners are familiar faces amongst the Hartford crowd. Lead partner, James Cosgrove is the former general manager of the popular Union Place restaurant, Hot Tomato’s. Cosgrove’s other partners are Andy Rizzo and Hot Tomato’s former executive chef, Dave Caudill.

Cosgrove has been on the Hartford restaurant scene for over 30 years, but this is his first time as an owner. Cosgrove says he belongs in this city and has a pretty good idea on what will be his key to success.

Salute features a predominantly Italian-American cuisine with dishes such as Sweet Potato Ravioli, Ragu Bolognese, Peppercorn Crusted Ahi Tuna and Brown Sugar Crème Brûlée.

Cosgrove and his partners have been seeing brisk business since they opened in February. With the relocation of Bank of America and United Health Group to City Place, Salute is in a prime position to see even larger lunch and dinner crowds. Capital City Economic Development Authority wishes Salute the best of luck.



Salute

“Having been in this community for as long as I have, you come to know what customers want and that’s great service”, says Cosgrove. “That includes not only great food, but customer familiarity, personal service and recognition. People want to come to a place where you always feel welcome and experience a certain level of comfort.”

