

Cranes & Scaffolds

HARTFORD 21: Developer is pleased that studios and one-bedroom rentals went fast in this luxury high-rise. But a quarter of the larger units are vacant. Fine wine store opened in building in May, and \$2 million grocery store is built and ready for a grocer to move in.

BOND HOTEL: The glam old girl is back. After a half-century decline and a too-long makeover, fabled Asylum Street hotel is up and running as a Hilton Homewood Suites. Ballroom at the top attracts many events.

410 ASYLUM: Hoist a glass! Ground-breaking ceremony Thursday confirmed that conversion of classic office building to moderate-income housing has at last begun. What's more, it'll be the first certified green multifamily building in the state.

METROPOLITAN: All construction done at the historic Hartford Electric Light Co. building at Pearl and Ann. Half of the 50 condo units sold. Law firm of Appleton & Appleton occupies one of two commercial spaces.

GOODWIN HOTEL: Renovations have finally begun. They are in the early stages, with all guest rooms due to get a thorough makeover, including new linens, carpeting, painting, furniture and bathroom improvements. Nothing is too good for this downtown gem.

101 PEARL: Developers hope for September start in turning former office building into three dozen-plus apartments at moderate rents. Let's get moving. There's big demand for affordable housing, and last developer bowed out of this project two years ago.

LIBRARY: Problems with contractors have been a recurring theme with this \$42 million renovation/expansion, dragging it out for years. Doors finally opened six months ago. But although the building bustles with activity, city officials still haggle over the punch list of unfinished items. Title this project "War and Peace: The Sequel."

PARKING: New lighting at city garages and facilities net 45 percent cut in energy use compared with last year. Restoration of Church Street garage underway; rehab of MAT garage is scheduled. Installation of 10 credit-card-friendly parking meters on downtown streets delayed until September.

PARK STREET: Always a work in progress. New businesses open; a few familiar ones close. Streetscape project, new facades add class. It's a lively place. But Park Street needs its gateway project. Unfortunately, it languishes due to financing woes.

CAPEWELL: Project stalled for lack of funding; building looks ravaged. Winn Development of Boston wants to buy it from developer John Reveruzzi. The hang-up is a \$2.2 million mortgage from the city that must be paid off. City and state officials must find a way to save this historic 105-year-old structure.

RIVERFRONT: Last of 15 public artworks installed along river this month, completing \$500,000 Lincoln Financial Sculpture Walk. National ChampBoat series returns to Hartford after a one-year hiatus; 140 mph boats will carve up the Connecticut in mid-August. Nighttime international carp fishing tournament in October. On Oct. 19, 100th anniversary of Bulkeley Bridge celebrated by lighting up this beautiful stone span.

1 AMERICAN PLAZA: All work done on the 160,000-square-foot David Nyberg project. 100 apartments for rent, 53 taken. Businesses have committed to taking three of five commercial spaces.

SAGE-ALLEN: All of the 78 loft apartments in award-winning Main Street building are rented; tenants like the space and retention rate is high. Dish Restaurant a downtown favorite. Student housing along reopened Temple Street filling up for the fall. UConn graduate business students should take a look.

SCIENCE CENTER: Roof flaws fixed. Glass going up. Exciting to see crystal palace on the riverfront rise. Enclosure by fall. Opening on track for spring. The scientifically curious can learn about changes in roof design and its ingenious support system by clicking on ctsciencecenter.org.

ATHENEUM: Expansion into the former Hartford Times building scuttled last fall; museum is beginning a significant renovation of the main campus. Board expects to hire an architect this summer for \$15 million restoration. Work could start as soon as next year.

FRONT STREET: Feds' \$7 million may finally allow construction to begin. But only commercial, not housing that would put feet on the street. Fall ground-breaking? We hope so. The linchpin of Adriaen's Landing is still an empty lot with a fence around it.

COLTSVILLE: Developer still seeking funds to resume construction, but commercial tenants solid, residences rented and national park process going full bore. Landmark designation will be final in July; visitor experience plan in works. Wanted: Good fairy with cash.



STALLED



MOVING



ZOOMING

