

BLUE RIBBON

Edition

EXCHANGES

*A special publication of The Real Estate Exchange*



## The Real Estate Exchange Presents

### The 2007 Connecticut Blue Ribbon Awards

The Real Estate Exchange will present the 2007 Connecticut Blue Ribbon Awards – the premier real estate awards program in Connecticut – on Wednesday, March 28, 2007.

In conjunction with the awards, The Real Estate Exchange will host the 2007 Developers Showcase, an exhibit of up and coming developments throughout the state.

#### Applicants Include Projects from all Real Estate Categories

Within the 2007 Blue Ribbon Competition schools and educational facilities constitute the greatest numbers of entries. Public elementary schools include The Hartford Classical Magnet School, the Sarah J. Rawson Elementary School, The James H. Naylor Elementary School, and the Noah Webster School; each is located in Hartford.

College and Universities are represented by specialized buildings including The Michael J. Adanti Student Center at Southern Connecticut State University, the SINA/Trinity Community Sports Complex, and the Yale Bowl Restoration in New Haven. Specialized school candidates include the Connecticut Culinary Institute in Hartford

Retail and mixed use projects include The Shoppes at Church Hill and Queen, Newtown, the L.A. Fitness adaptive reuse of a theater in Stamford, and two car dealerships at Weston Street, Hartford: Harte Subaru and CarMax.

Several applicants involve newly created or refurbished office structures: the Robert N. Giomo Federal Building in New Haven, the Northeast Utilities

**Don't Miss the  
12th Annual Connecticut  
Real Estate Awards**

**Wednesday, March 28  
CT Convention Center**

**Guest Emcee:  
Diane Smith, WTIC AM**

Register online at: [www.rexchange.org](http://www.rexchange.org)



Services Company Windsor Facility, Beazley USA Corporate offices in Farmington, and 1477 Park Street, Hartford.

There are two medical office applicants: ECHN @ Evergreen Walk in South Windsor, and the Gaylord Wellness Center in North Haven.

Several residential redevelopment projects are under consideration, including Quinipiac Terrace in New Haven, Brick Hollow Homes in Hartford, and Dutch Point Revitalization in Hartford. Downtown Hartford residential and mixed use projects include The Lofts and Townhouses in former Sage Allen Department store in Hartford, and Hartford 21, a luxury apartment tower adjacent to the Veterans Memorial Coliseum.

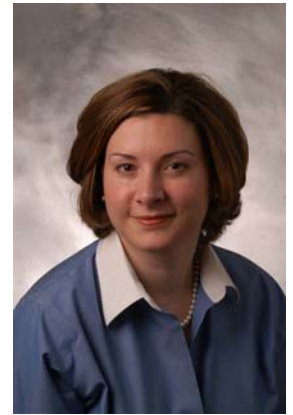
Church structures are represented within the applicants. First Church of Christ, Congregational in Farmington created classrooms and offices. In New Haven the former St. Peter's Parish Hall now serves as a Performing Arts Center for the Betsy Ross Arts Magnet School.

A river front park in Norwich and the New Britain Museum of American Art expand the range of applicants.



# President's Message

Jennifer W. Haddad, President



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I am honored to have been chosen to serve as President of the Real Estate Exchange this year, and what better way to begin my presidency than to immerse myself in the history of the organization? Last month, eight other members of the Exchange and I devoted an evening to go through boxes of old documents, culling through minutes from meetings long ago, past policies and procedures, old programs, and pictures in preparation for our first big project of the year—archiving. In order to keep the organization moving forward, we must rely on the work of those who came before us—some of the records of which had been forgotten and stored away in boxes in members' basements or garages. The plan to collect the documentary history of the Exchange all in one place and make it accessible to the membership has been in the works for years, and those efforts are finally coming to fruition. We compiled the documents we intend to keep and soon will have them digitally stored to be able to pass on to those who come after us.

In reviewing the history, it humbled me to see pictures of longtime members attending year after year of programs and events, and giving their time to make the Exchange what it is today. It also energizes me to now be among many of those same women and men, as I put my thoughts, time and efforts into heading-up the organization in this, our 20<sup>th</sup> anniversary year! We have much to do and much to look forward to in 2007. One of my main goals for the year is to work with the Membership Committee to increase our membership with a focus on mid-level experienced professionals. My aim is to boost our numbers while targeting those prospective members

who are at the right stage in their lives/careers to be able to commit to a certain level of involvement in the Exchange. Another of my goals for the year is to include some "women specific" programming—not at the exclusion of our male membership, whom we value dearly, but to add a program or two on a topic of interest to our female members. CREW Network, the national organization with which we are affiliated, focuses on many women's issues and promoting parity in the industry, and I'd like to see some of that trickle down to the local level. The Program Committee is already planning a luncheon for the Fall with this in mind. The Executive Committee has also already taken an active role in moving the organization forward, working on a new and improved website, and as I mentioned above, archiving of our historic documents. There is more to do, but this is a taste of what I will be focusing on in the coming months.

In addition to the above, we have many exciting things in store for both members and non-members in 2007: our signature event, the 12<sup>th</sup> Annual Developers Showcase and Connecticut Real Estate Awards, is just around the corner, two public forums presented by the Program Committee in addition to the State of the State, two prospective member functions, several professional development events, and more than a few social events, including a 20<sup>th</sup> Anniversary Celebration. All of these events should provide great opportunities for networking and the chance to continue to foster our relationships with one another. I am looking forward to working with you and getting to know each of you a little bit better in the coming year.

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## THE REAL ESTATE EXCHANGE

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2007 Developers  
Showcase

and the

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# Presenting the Applicants

**The Hartford Classical Magnet School**, Woodland Street, Hartford. The Whiting-Turner Contracting Company, Construction Manager. Adaptive reuse of a corporate headquarters into a magnet school for 700 students.

**Sarah J. Rawson Elementary School**, Hartford. Fletcher-Thompson, Inc., Architect. Renovation and expansion project to create a school serving 750 students and housing The Village for Families and Children community program.



**Northeast Utilities Services Company** Windsor Facility, 1985 Blue Hills Avenue Extension, Windsor. The S/L/A/M Collaborative, Architect. Adaptive reuse of a 165,000 s.f. manufacturing facility into a customer call and service center for 500+ employees.



**Quinnipiac Terrace**, Front Street, New Haven. Trinity New Haven LLC was the development partner for the Hope VI Redevelopment. Transformation of a distressed public housing development into a vibrant new mixed-income riverfront community.

**Robert N. Giaimo Federal Building**, 150 Court Street, New Haven. Fletcher-Thompson, Inc., Architect. Complete renovation of a 177,325 s.f. modernist office structure.



**James H. Naylor Elementary School**, 22 Cromwell Street, Hartford. The S/L/A/M Collaborative, Architect. Renovation and expansion which yielded a 113,500 s.f. school including an internal daylit atrium.

**The Shoppes at Church Hill and Queen**, Newtown. Newfield Construction, Inc. A new 17,300 s.f., three building, mixed-use complex using traditional New England architecture within the Village District.





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## 2007 Developers Showcase

and the

## 12th Annual Connecticut Real Estate Awards



**March 28**

CT Convention Center  
100 Columbus Blvd.  
Hartford

**5:00 - 7:00**

2007 Developers Showcase  
Cash Bar, Hors d'oeuvres,  
Networking

**7:00 - 8:00**

Connecticut Real Estate Awards



Register online at:  
[www.rexchange.org](http://www.rexchange.org)

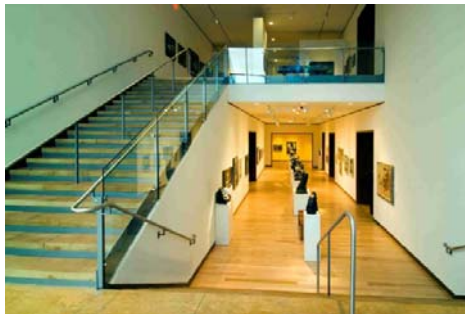
Members \$40  
Non-Members \$50

# The Applicants Continued

**Brick Hollow Homes**, Zion and York Streets, Hartford. Crosskey Architects, LLC. Ten historic perfect-six buildings renovated to 50 affordable housing rental units.

**Beazley USA Corporate Office**, 30 Batterson Park Road, Farmington. Schoenhardt Architecture + Interior Design created a crisp, open, spacious and truly European design for the US offices of a London based Lloyds company.

**New Britain Museum of American Art**, 56 Lexington Street, New Britain. Downes Construction, LLC. New museum addition; 43,000 s.f. of space including galleries, auditorium and educational facilities.



**Yale Bowl Restoration**, Yale University, New Haven. O & G Industries, Inc. A detailed restoration of the first natural bowl stadium in the country; listed on the National Register of Historic Places.



**Harte Subaru**, 89 Weston Street, Hartford. Newfield Construction, Inc. A new car dealership with 30,000 s.f. of building area, the largest Subaru dealership in North America.

**SINA/Trinity Community Sports Complex**, 175 New Britain Avenue, Hartford. O & G Industries, Inc. Construction of an NCAA regulation ice hockey rink within the Learning Corridor educational campus.



**Dutch Point Hope VI Revitalization Rental Phase I**, Hartford. Crosskey Architects, LLC. A pedestrian-scaled, family-friendly urban neighborhood containing 73 new and rehabilitated rental units.

**L.A. Fitness**, 52 6th Street, Stamford. Newfield Construction, Inc. Adaptive reuse of the former Old Ridgeway Theater and adjacent buildings to yield a 45,000 s.f. three story fitness center.

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## Blue Ribbon Committee Members

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# The Applicants Continued

**1477 Park Street, Hartford.** Westside Property Management. Conversion of vacant 50,000 s.f. manufacturing building to unique office space which largely maintains the building's original exterior appearance.

**Connecticut Culinary Institute, 85** Sigourney Street, Hartford. BVH Integrated Services, Inc. Conversion of the former Hastings Hotel and Conference Center to a school and campus with six teaching kitchens and other educational facilities.



**CarMax, 89 Weston Street, Hartford.** Konover Construction Corporation. Demolition and removal of the Hartford Jai-Alai facility and the construction of a new 58,000 s.f. auto superstore.

**ECHN @ Evergreen Walk, Tamarack** Drive, South Windsor. Evergreen Medical Associates. Development of 38,000 s.f. multi-tenant medical office building with rehabilitation services, ambulatory care center and orthopedic services.

**First Church of Christ, Congregational, 1652, Meeting** House Square, Farmington. Enterprise Builders, Inc. Renovation of classrooms and offices within Sarah Porter Memorial Building and construction of 17,415 s.f. Amistad Hall.

**Hartford 21, 221 Trumbull Street,** Hartford. Northland Investment Corporation. 36-story, luxury apartment tower, 53,000 s.f. of street level retail, YMCA health and wellness facility, 93,000 s.f. of office space, parking structures and 35,000 s.f. shared gathering space connected to the Veterans Memorial Coliseum and Exhibition Center.



**Occum Park Brownfield Redevelopment, Norwich.** GEI Consultants, Inc. Site cleanup and redevelopment of brownfields site to create a 5-acre riverfront park.

**Noah Webster School, 5 Cone Street,** Hartford. Du Bose Associates, Inc. Architects. Renovation of three historic buildings and creation of a 42,000 s.f. addition for a total building area of 117,450 s.f. serving 750 students.

**Gaylord Wellness Center, Devine** Street, North Haven. Gaylord Wellness Center Associates, LLC. A 46,750 s.f. wellness center which is a joint venture of Gaylord Hospital and Healthtrax.

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Thelen Reid Brown Raysman  
& Steiner LLP  
Triton Environmental, Inc.

# The Applicants Continued

**St. Peter's Parish Hall**, 150 Kimberly Avenue, New Haven. JCJ Architecture, Inc. Historic preservation and renovation of a building on the State Register of Historic Places for use as a Performing Arts Center in association with Betsy Ross Arts Magnet School.



**Quinebaug Valley Community College**, 742 Upper Maple Street, Danielson. Perkins + Will. A new 30,000 s.f. addition and partial renovation of an existing building. Features include a two-story atrium/lobby with glass-walled art gallery and reception/gathering space.

**New England Tradeport "Triangle Phase."** 75 International Drive, Windsor. Griffin Land. 400,000 s.f. of new high bay industrial space in three buildings located in close proximity to Bradley International Airport.

**Southern Connecticut State University: Michael J. Adanti Student Center**, New Haven. JCJ Architecture, Inc. A 125,000 s.f. building housing a theater, ballroom, gallery/event space, meeting rooms, offices, and a fitness center.



**Temple Street, The Lofts, Townhouses, Garage**, 21 Temple Street, Hartford. 18 Temple Street, LLC. Mixed use development including 78 luxury apartments in the restored former Sage Allen Department Store, 42 townhouses for students and corporate interns, with retail and garage space.

**Windham Hospital Emergency Department**, 112 Mansfield Ave., Willimantic. The S/L/A/M Collaborative. Addition and renovation of Emergency Department and Ambulatory Services. 12,400 s.f. addition with 24 treatment spaces including acute care rooms.

