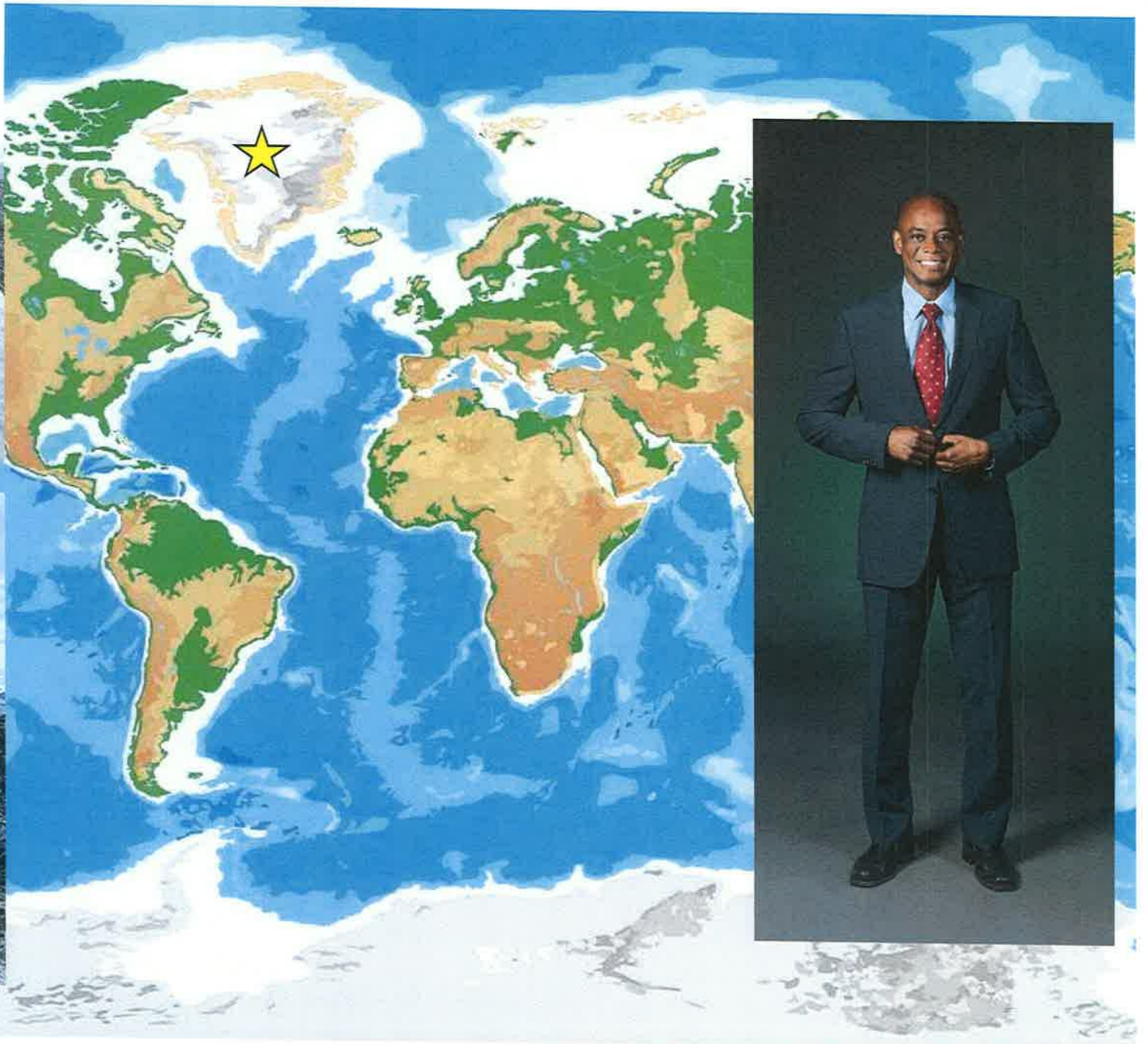




# Albany and Woodland Redevelopment

A project of 7 Summits Realty, LLC  
36 John Street, Hartford, Connecticut 06106

June 12, 2019





# Introduction

## Developer Outreach – Since Spring 2017



Albany & Woodland Development  
Overview | Viability

### Table of Contents:

1. How we got here + Investments to date
2. Stakeholder Feedback
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5. Safety
6. Risk and Mitigation
7. Development Strategies
8. Marketing Strategies
9. Budget
10. Schedule
11. Community Impacts
12. Next Steps

## Award Letter – April 19, 2019



LUKE A. BRONIN  
Mayor

### CITY OF HARTFORD

PROCUREMENT SERVICES UNIT  
550 Main Street, Room 100  
Hartford, Connecticut 06103  
Telephone: (860) 757-9785  
Fax: (860) 722-6607  
www.hartford.gov

Leigh Ann Rollis  
Finance Director

April 18, 2019

Rohan A. Freeman  
7 Summits Realty, LLC  
36 John Street  
Hartford, CT 06106

Mr. Rohan A. Freeman:

Thank you for responding to our Request for Proposal number 5904 for Land Offered for Sale Albany Avenue-Woodland Street.

Proposals have been reviewed and a decision was made to award a Contract to your company. This award is contingent upon successfully finalizing the scope of the Project along with providing the City a satisfactory project financing plan. In addition to EEO Certification, verification of your tax/financial obligations to City and form of Contract. Upon completion of the scope of services and receipt of all project requirements, the Department of Development Services shall present the agreement to the Hartford Redevelopment Agency and City Council for final approval.

Please note that you are also required to file a Certificate of Insurance (COI) which names the City as an additional insured as indicated in the general specifications. Worker's compensation is to be at Connecticut statutory limits.

Information regarding these required forms is located at <http://www.hartford.gov/procurement>.

Do not initiate work until a contract has been executed.

We appreciate your time and effort in preparing this proposal and look forward to doing business with your company. You will receive additional communication from the City's Department of Development services to discuss in further detail.

If you have any questions, please feel free to give me a call.

Sincerely,

William Diaz  
Procurement Specialist

cc: Elisa Hobbs, Director of Projects

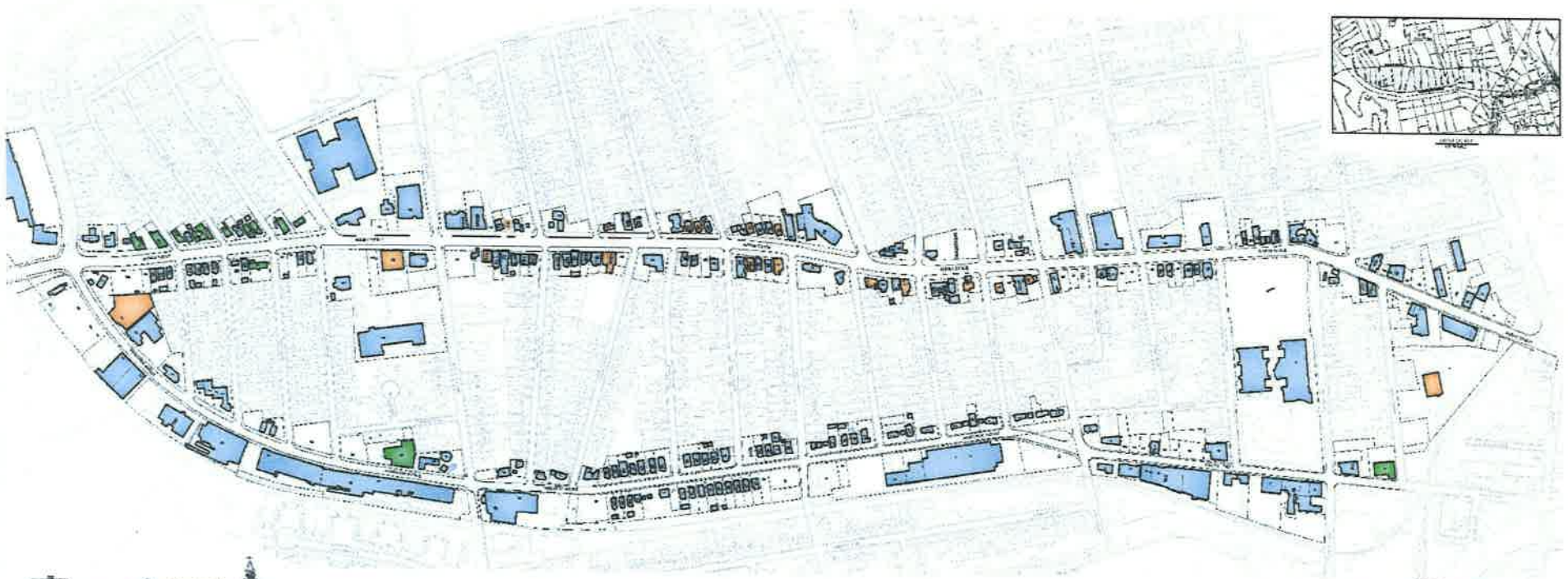
# Project Development Team



**FREEMAN**  
COMPANIES

LAND DEVELOPMENT | ENGINEERING DESIGN | CONSTRUCTION SERVICES

**KENNETH  
BOROSON**  
ARCHITECTS



COMMERCIAL FAÇADE IMPROVEMENTS PROGRAM (2015 - 2018)





# Project Highlights

## ECONOMIC VISION

- Strategic Destination, Underutilized – Albany & Woodland
- Mixed-Use Residential, Commercial (Office and Retail Uses)
- Bring Services the Neighborhood Wants and Needs
- Activate Street, Promote Safety
- Enhance Resident, Neighbor, Patron Quality of Life
- High Quality Design and Construction
- Reflect/Enhance Vibrancy of the Neighborhood
  - YMCA, Library Branch, Community Health Services, UHA, Artists Collective, Saint Francis Hospital, etc.
- Creates “Economic Traffic”
- Catalyst for Further Neighborhood Development
  - Route 44 Safety Improvements
  - UAMS Façade Improvements
  - Hartford Schools Renovations
  - Housing Redevelopments of Westbrook Village and Bowles Park



# Project Highlights

- ✓ Interest from Major Employer to take 1 floor – 20,000 sq. ft. Office Space
- ✓ Tenant will bring 80 jobs to the area - new patrons to the community, new dollars, “independent generator”
- ✓ Estimated jobs to neighborhood – 220 (200 Full-Time)
- ✓ 160 jobs office, retail 60
- ✓ Developer History of Collaboration with Community Leaders
- ✓ Project Support from City of Hartford
  - ✓ Brownfield Grant Funds, etc.





# Development Plan

Residential:	50 units (Studios, 1 and 2 Bedroom) 3 <sup>rd</sup> and 4 <sup>th</sup> floors
Building Area:	80,000 sq. ft.
Commercial Use:	Retail and Office
Amenity/Retail Area:	20,000 sq. ft. 1 <sup>st</sup> floor
Office Area:	20,000 sq. ft. 2 <sup>nd</sup> floor
Height:	4 Stories
Parking	170 Spaces (Including Woodland Lot)

# Development Plan

- Pedestrian Friendly
- Relatable Street and Block Dimensions
- Appropriately Scaled Building
- A Consistent Street Edge
- Coordinated Interaction of Indoor & Outdoor Space
- Transparent Street Level
- Quality Architectural Detailing
- Visually Attractive
- Parking Solutions Screened





# Development Plan



# Development Plan

## Room Legend

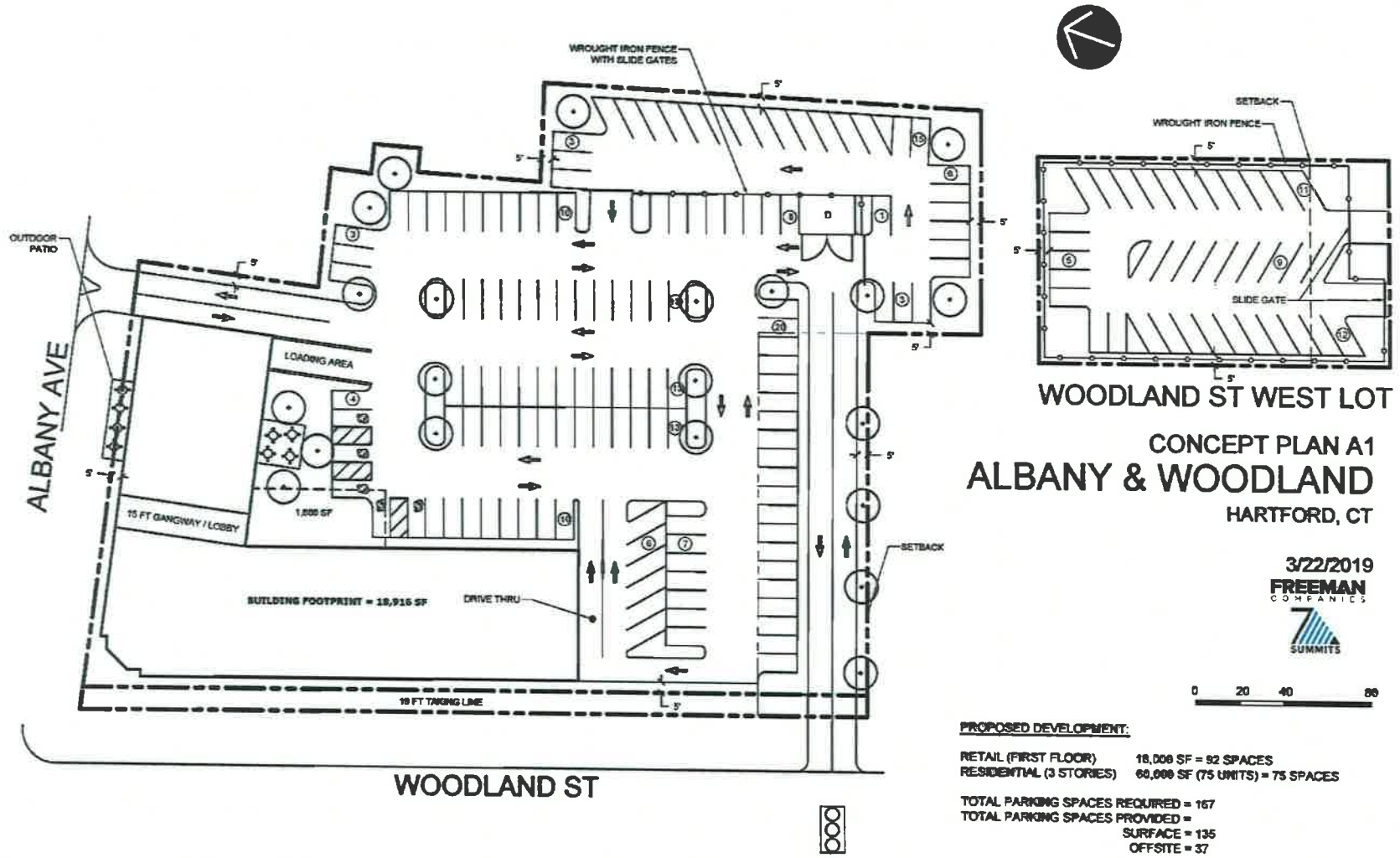
- AMENITY
- BANK
- POST OFFICE
- RESTAURANT
- RETAIL



1 GROUND FLOOR  
A2.00 SCALE: 3/64" = 1'-0"



# Development Plan

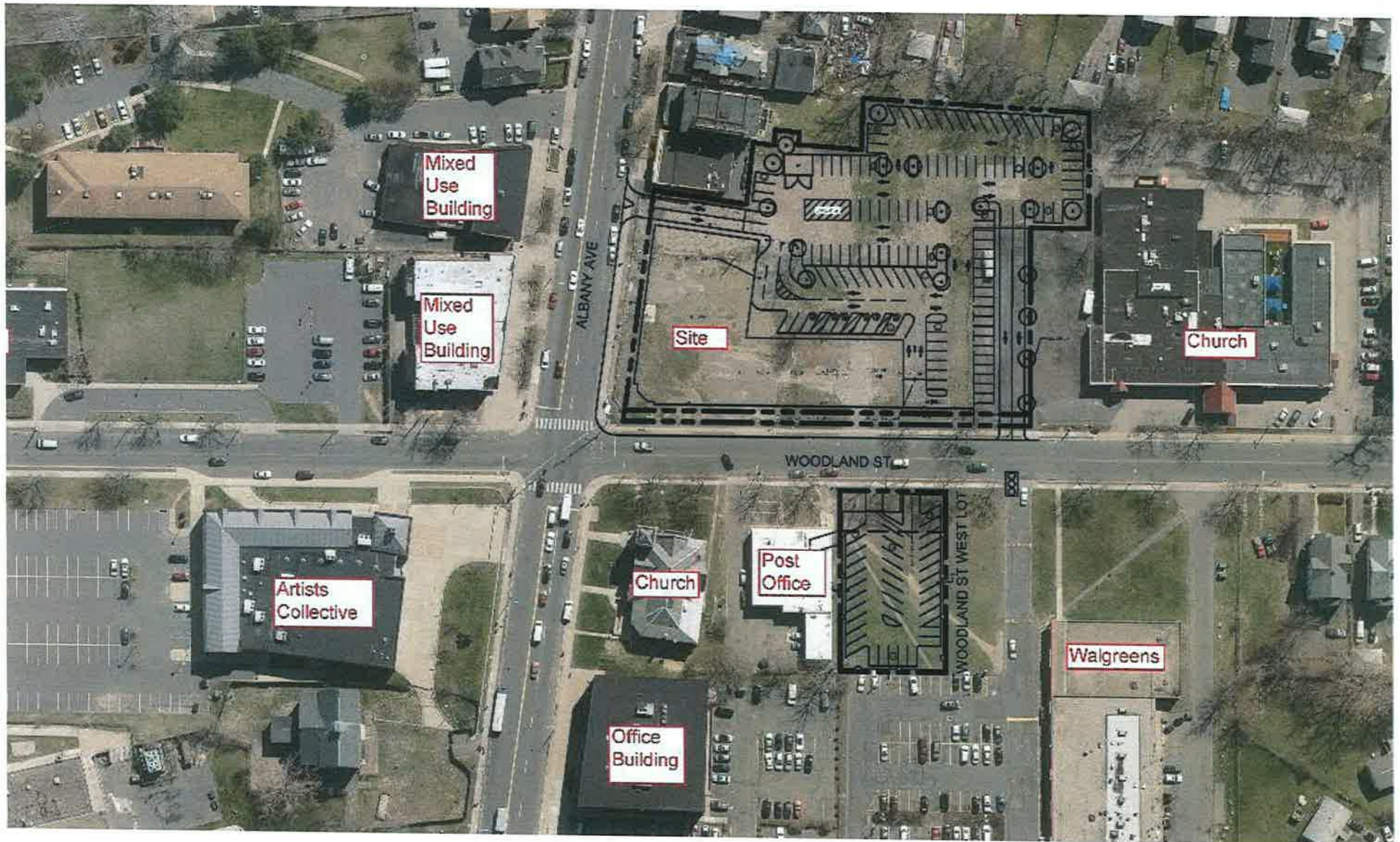


# Development Plan



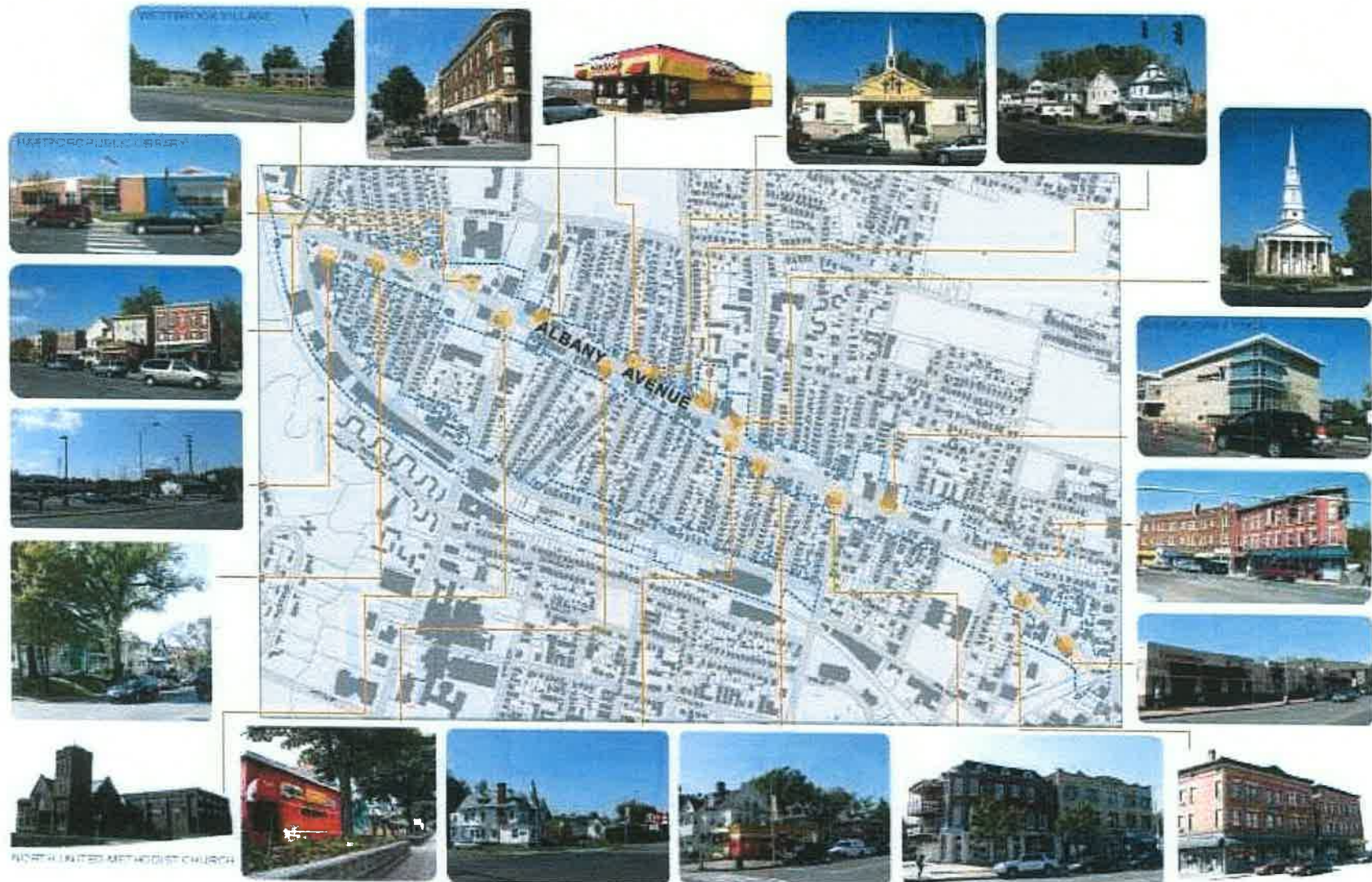


# Development Plan





# Scale and Design Intent





# Permitting and Zoning Approvals

Plans for Albany & Woodland Development are designed to meet the existing zoning regulations. The articulation of the exterior facades will evolve as the plans progress and will exceed relevant regulations.

The following requirements are all met or exceeded in the proposed plan.

- Height
- Bulk
- Coverage
- Setbacks
- Uses
- Building Type
- Transparency
- Parking

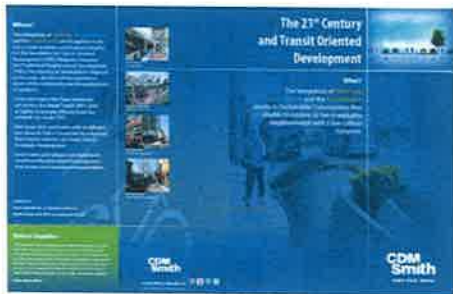
We are prepared to collaborate with the City Staff and Commissions and to commit the effort and resources required to procure all support, approvals and permits.







# Public Outreach



Brochures & Fact Sheets



Pop-Up Events



Walking tours



Open Houses



Workshops



Meeting Notices

Comments / Questions / Answers

*We thank you for  
your support!*

For any additional questions or comments,  
please contact 7 Summits Realty, LLC at  
(860) 251-9550  
[rfreeman@freemancos.com](mailto:rfreeman@freemancos.com)