



ADRIAEN'S LANDING
DISTRICT™

THE LANDING

What's Happening at Adriaen's Landing

MAY 2009



Dutch Point housing complex located on the south end of Hartford

PARTNERS WITH THE COMMUNITY

Adriaen's Landing has not only enjoyed the support of local developers, but also that of our residential neighbors. The purpose of Adriaen's Landing was to help improve the quality of life for the people of Hartford in the way of job creation and stimulating the local economy.

Located just south of Adriaen's Landing is the Sheldon/Charter Oak residential district. It's advocacy organization, CSS/CON, creates social, economic and cultural opportunities that improve the quality of life for everyone in the neighborhood and community. We had the pleasure of talking with Carol Coburn, CSS/CON executive director about Adriaen's Landing and its place in the area.

CCEDA: How do you see Adriaen's Landing as a benefit to the community and its residents?

CC: It's a great employment resource for people from the neighborhood. They can walk to work and earn a decent wage as they did when there were manufacturing jobs here. The Convention Center and Marriott Hotel have helped with this effort and we hope this kind of convenience will continue with the opening of the Connecticut Science Center.

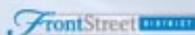
CCEDA: How do you think the CSS/CON community supports Adriaen's Landing?

CC: We have initiated projects that we hope will be a draw to the area such as the creation of the new vintage baseball field in Colt Park called the "Hartford Vintage Base Ball Grounds at Colt Meadows." Tournaments drawing people from all over New England, New York and New Jersey are scheduled and we are expecting national media coverage. Land and buildings associated with the Colt Family, their business and social contributions recently received National Historic Landmark status. This is an important hurdle to clear as folks work to create a National Park here. The Colt factory complex, worker housing, Colt Park, the Church of the Good Shepard and Parish House are expected to attract over 200,000 visitors each year.



Hartford has a rich history in baseball. Read more about Vintage Base Ball at www.friendsofvintagebaseball.org

Welcome to the



This type of ‘destination’ attraction should bring business to the hotel, Science Center and businesses located at Front Street. Events related to Vintage Base Ball and Colt’s history are also opportunities for the Convention Center.

The new Science Center also has the community buzzing. Everyone, adults to kids are talking about buying season passes and memberships. It’s great to have this type of educational attraction in walking distance from the neighborhood.

CCEDA: What would make the neighborhood complete?

CC: There’ve been a lot of successes: Adriaen’s Landing, the pedestrian-friendly design of Columbus Boulevard, two new magnet schools, Dutch Point’s mixed income housing and nearby health facilities. Our philosophy is about building the community from the inside out. A grocery store would be great, but not just any grocery store. It would be great to have a Farmer’s Market or boutique type store where there is also community space for things such as cooking seminars on healthy eating and exercise space. We are the only residential neighborhood with access to the river; it would be great to have gardening programs and environmental projects in Colt Park.

CCEDA: Any final thoughts you’d like to add?

CC: The neighborhood has amazing history and a number of important historical sites and structures. The Charter Oak Tree stood here. We’ve loads of physical assets, but our human assets are the most valuable. Our neighborhood group is keenly aware that we are here to help create a comfortable and desirable environment where people of all income levels and backgrounds can live, work and visit – and flourish.

Find out more information about the Sheldon/Charter Oak neighborhood at www.hartfordinfo.org

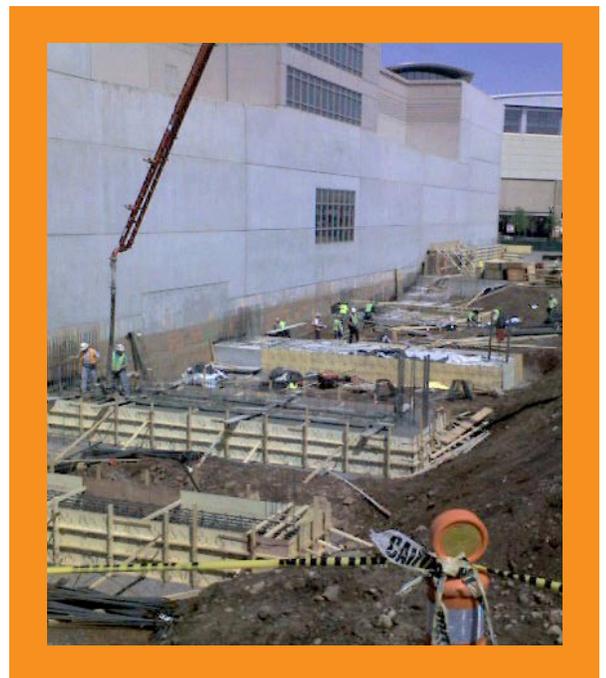
Speaking of Community Development...

...the Front Street District project is about a year from its expected completion date! The first section of concrete foundation was poured on April 9, a milestone for the project.

“It’s been a long time in coming, but milestones like this demonstrate how

far the project has progressed since the start of construction in November”, says, Jim Abromaitis, CCEDA executive director, “It’s exciting to see the structure taking shape especially in such trying economic conditions”.

Visit our “Media Room” at <http://cceda.net> for photos of the construction site and <http://hbnitkin.com> or <http://frontstreetdistrict.com> for information on available space and project details.



THE ADRIAEN'S LANDING VISION: PRIVATE PARTNERS HELP LEAD THE WAY

After having worked with the Mohegan Tribe of Indians of Connecticut to build a world-class resort and casino in Uncasville among other development projects in locations such as Florida, Oklahoma, and Michigan, it's no wonder why Waterford Group was solicited by the state to serve as Master Developer for the Adriaen's Landing Project.

Waterford's successful track record made them the logical choice for the private/public partnership necessary for the Adriaen's Landing Project. Since 2000, Waterford has served as Master Developer of Adriaen's Landing, a 33-acre mixed-use development which includes the Connecticut Convention Center; the 409-room Marriott; the Connecticut Science Center; Front Street, a retail and entertainment district; parking and infrastructure; and, a pedestrian bridge that will connect the Science Center and the Riverfront Walk to the Convention Center.

As partners with CCEDA, State Office of Policy and Management (OPM), other state and local leadership, Waterford Group helped create the vision of Adriaen's Landing as we see it today. Waterford's investment in Hartford spans more than 10 years, with the Residence Inn by Marriott, Hilton Hartford, and Marriott Hartford Downtown within the company's portfolio. Additionally, Waterford Venue Services provides management services to the Connecticut Convention Center.

"The key to Hartford's success is leadership; state, city, business and the community in the area", says Len Wolman. "The physical aspects of the vision are in place, now it's time to tell everyone about it and drive business to the district".

It's been a long-term investment of time, planning and manpower for the Waterford Group and they are anxious to see its success. "Connecticut is a small state it would be great to see a connection between the region and suburbs", says Mark Wolman. "It's about getting more people living downtown, bringing in more retail and more ownership. Everyone must work together".

The Wolman's recognize the challenges a developer may confront when starting and completing a project, but say the persistence will be rewarded. After a few false starts Phase I of the Front Street District is under construction and on schedule to be finished by summer of 2010. The vision is nearly complete, and according to Len Wolman redevelopment will create demand, "My advice to other developers and investors interested in Hartford is to make sure your process is well thought out and commitments are in place before getting started".

Visit www.waterfordgroup.net
for more information on the Waterford Group.



Hartford, Connecticut

Marriott Downtown Hartford is the anchor hotel to the Connecticut Convention Center. The 409 guest room, eight suite, 4-star hotel was built by Waterford Construction and is owned and operated by Waterford Hotel Group.

www.marriott.com/hotels/travel/blddt-hartford-marriott-downtown



**Len Wolman, Chairman,
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**Mark Wolman, Principal,
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