**Community Type:** The subject property is located in the City of Hartford, which can be characterized as an urban community within the north-central portion of the State of Connecticut. Hartford is the capitol of the State of Connecticut and the employment hub for Hartford County, one of eight such counties in the state. Hartford County measures 735.09 square miles and is home to 29 municipalities that share borders with the State of Massachusetts to the north, Tolland County to the east, Middlesex, New Haven and New London Counties to the south and Litchfield County to the east.



Hartford consists of 17.38 square miles and is bordered by Bloomfield and Windsor to the north, East Hartford, South Windsor and the Connecticut River to the east, Newington and Wethersfield to the south, and West Hartford to the west. The capitol city has a favorable location at the crossroads of Interstate Routes 84 and 91, with numerous interchanges on both highways. Also, various other transportation services are available within the city including rail service and commuter bus services. Air transportation is available from Bradley International Airport, a short (15-minute) drive from Hartford. Hartford is approximately 26 miles south of Springfield, Massachusetts, 39 miles north of New Haven, and 77 miles northeast of Stamford. Boston, Massachusetts is approximately 102 miles to the northeast, while Manhattan is just under 120 miles to the southwest, placing Hartford at the geographic midpoint of two of the most populous metropolitan areas on the east coast.

Hartford was founded in 1635 and is recognized as one of the oldest cities in the United States. The city’s rise as a major manufacturing center began in the 1850s and gave rise to firearms companies (e.g. Colt and Sharps), Weed sewing machines, Royal and Underwood typewriters, Columbia bicycles, Pope Automobiles, and Pratt & Whitney.

At present, Hartford is the fourth most populous city in Connecticut trailing Bridgeport, New Haven and Stamford. The city also continues to serve as an important financial center, being the corporate headquarters for several major insurance companies, other financial institutions, prestigious law firms, and numerous other service companies. Several successes over the past two decades, with the most notable developments including Adriaen’s Landing, which includes the construction of the Connecticut Convention Center, a 409-room Marriott Hartford Hotel and the Connecticut Science Center, Capital Community College, the adaptive re-use of several office and retail buildings for apartment use, the relocation of the Hartford branch of the University of Connecticut downtown, completion of the CTfastrak bus rapid transit system, the Front Street retail/entertainment/residential corridor, and most recently the Hartford Yard Goats Double-A minor league baseball team at the new Dunkin’ Donuts Park. These projects demonstrate a commitment of public and private funding to transform the central business district (CBD) and the Connecticut riverfront to attract new businesses and residents to the downtown.