



Report of the Memorial Boulevard Task Force to the City Council October 14, 2014

Introduction

On behalf of the Memorial Boulevard Task Force, we present the Mayor and City Council with our initial progress report concerning the future re-use of the Memorial Boulevard School (MBS) building and adjacent property. The Task Force used the recommendation of the Planning Commission as its starting point, and also canvassed City departments regarding suggestions and space needs that they might have now or in the future. Furthermore, all meetings have been open to the public and have allowed public comment with very consistent and thorough coverage by various media outlets.

Background Summary

Following several years of debate and proposed actions, the Planning Commission issued their recommendation for the City to retain the Memorial Boulevard School building and adjacent property and to put the 3 other elementary schools (Jennings, Bingham and O'Connell) out to bid. Their statement referenced the fact that MBS is a significant community asset, steeped in local history and support, and, therefore, should be retained by the City and transformed into a "multi-purpose facility" for the benefit and enjoyment of the citizens of Bristol and as a key piece of the downtown redevelopment and economic revitalization efforts.

The Task Force was thus by charged with investigating the following issues:

- The plan from the Planning Commission
- Uses of the facility
- Management of the building – public and private
- Landscape plan
- Parking
- Funding
- Budget
- Detailed plan - how to develop plan proposed
- Financial impact to the City of Bristol
- Tax Implications

Chronology

A brief chronology appears below, capturing the highlights of some of the activity of the Task Force so members of the City Council and Mayor may have some insight into the process as it unfolded.

April 2014

Mayor Cockayne forms the MBS Task Force at the April City Council meeting.

May 2014

The Task Force commences an aggressive bi-monthly meeting schedule and requests a position on the city website so all relevant documents, schedules and actions may be centrally accessible and available to Task Force members and the public; Facebook group is updated regularly with updates and relevant articles from other communities engaged in similar work. The Task Force also set goals and timelines for its mission and structured itself into three groups: 1) End Uses; 2) Funding and Historic Registry; and 3) Facilities (Engineering, Code and Infrastructure). The End Uses group then broke out a sub-group specific to the disposition and redevelopment of the MBS Theater as it was determined that the theater offered the quickest component of the building to redevelopment and offered the most visible part of the building to the public.

June 2014

Theater sub-group emerges powered by community volunteers with expertise in the performing and non-performing arts. Kim Villanti is designated to lead this group. The need to be listed on the National and/or State Historic Register became a priority in that it will allow tax deductible private funding and an ability to apply for state grants. Cheryl Barb, a community volunteer writes the request to apply and it is submitted to the state and subsequently accepted. The End Uses Committee begins soliciting and discussing various use case ideas brought forward by Task Force members, community service groups, commercial entities and the public. Facebook group is updated regularly with updates and relevant articles from other communities engaged in similar work.

July 2014

Historic Consultant Michael Forino retained to write Register nomination for MBS and the adjacent property and agrees to complete it on tight deadline. End Uses Committee provides rough floor plans using the building schematics to facilitate discussions about potential uses within the building and to show how some of these uses can be grouped in clusters of like functions. The End Uses Committee also begins to layout rough estimates of potential square foot requirements by potential use case and estimated revenue/rent that could be received from each use case. Facebook group is updated regularly with updates and relevant articles from other communities engaged in similar work.

August 2014

Nomination to State Register is completed and submitted to the State Historic Preservation Office. Brochure to solicit potential tenants is created and distributed at West End Association Rockwell Festival and list is started of interested parties. Theater status report given by Kim Villanti with options. Group decides to showcase building for Veterans Day activities. Bristol Brass & Wind Ensemble and Showcase of Stars commits to producing their events there. End Uses Committee prioritizes the list of potential end uses (of note: no votes were received by Task Force members, End Use Committee members, or the public for any residential uses within the building). The End Uses Committee also refines its draft floor plans, square footage and revenue projections by use case (attached). Facebook group is updated regularly with updates and relevant articles from other communities engaged in similar work.

September 2014

Kim Villanti reports on her visit to Niagara Arts & Culture Center. Task Force members visit Veterans Council and receive support for holding Veterans Day activities at the building in November; Ellen Zoppo & Jim Albert meet with Mayor and department heads to work out issues regarding building usage for November events. The proscenium curtains are removed and transported to Lee, MA by John Smith and Dave Mills. Task Force member Jim Albert gets below market price from local painting contractor to repair and repaint ceiling. Chair Ellen Zoppo meets with MSCF representatives to gain information on charitable funding opportunities. Alan Weiner is invited to address the Task Force and offers two recommendations for possible zoning courses of action. City of Bristol Building Committee approves \$30,000 to do an engineering conditions assessment of the building; public RFP is issued; interviews with finalists are conducted. Facebook group is updated regularly with updates and relevant articles from other communities engaged in similar work.

October 2014

Task Force meets and reviews recommendations to forward to Mayor and City Council so that a set of prioritized, potential end uses (attached) may be formalized to remove uncertainty regarding future of building. At the same

meeting, the \$25,000 contract for Drummey Rosane to conduct the conditions assessment engineering report is approved by the Task Force. Finally, the Task Force passed a motion to recommend that the Building Committee encumber the remaining \$5,000 in funds from the approved Engineering Study of \$30,000 to be used for the restoration of the building and/or theater as may be needed in the future

November 2014

Community Clean up is scheduled for November 1st. Veterans Weekend activities scheduled to be held on November 9 and 11th.

Preliminary Recommendations: As the Task Force went about its work, it became clear that the direction it is moving in may be defined by five goals:

- Establish new uses for the building that include a restored and vibrant community theater as well as a space for a potentially wide variety of purposes such as office space, artist studios, restaurants, and display spaces.
- Develop a plan to refurbish the building and grounds to create a landmark structure on the gateway to Bristol's downtown.
- Gain formal recognition of the building's historic significance at the state and federal level.
- Create a financial plan that ensures the building will be operated in a manner that will eventually become self-sustaining and minimize the burden on the taxpayers.
- Develop a management structure that will manage the building, performing functions such as securing tenants for rentable space, collecting rents, and maintaining the building and grounds.

The preliminary recommendations that follow spring from these goals and are the result of many hours of work by Task Force members and participants.

1. The Task Force endorses the **Planning Commission's statement of March 2014** in which the City retains the building and grounds and no attempts to sell it take place at this time.
2. The Task Force recommends there be no residential component planned for this building and that it be reserved for multi-purpose commercial and community use. Types of **Uses of the facility include:** *an arts center that contains a theater, gallery space, studio space, and classroom space to accommodate activities such as performances, rehearsals, displays, and education/training; small businesses and/or office spaces that may benefit from co-working spaces; institutional uses such as select government uses which could include a welcome/visitors center and/or veterans services.*
3. The Task Force recommends that restoration of the **theater be given top priority** once a decision has been made to go forward with building restoration so that it is quickly brought back on-line for use by community, civic and private entities. The management of said component should include a board of directors that will identify anchor tenants and management practices. A separate report concerning the theater is included.
4. The Task Force recommends that the building be operated by a **new nonprofit entity** that will lease the building from the City for a specific amount.
5. The Task Force recommends that the **management** of the building initially be a joint responsibility of the City and the new non-profit that will ultimately have complete responsibility for operation of the building. A 3-5 year phase-out period for the City is anticipated. At that time, it would be the hope that the new entity may be in a position to be self-sustaining and able to cover the expenses of the building and grounds as well as funding for capital improvements and an endowment plan.
6. The Conditions Assessment survey will be completed by January 2015 which should provide the financial information necessary to develop a 10 year forecast of required capital expenditures. Additional revenue and use data will be generated for the various proposed uses as well as general operating and maintenance costs so that a 10 year operating costs and revenue may be developed. With this information in hand, a determination as to the financial viability of how to proceed may be made and if appropriate, a proposal for inclusion in the 10 year Capital Improvement Program or municipal budget may be made.

7. The Task Force recommends that other sources of revenue be vigorously pursued to include both public and private grant funds as well as private sources of funding from philanthropic organizations, donations from private individuals and through fundraising events. A list of potential grants the building is now eligible to apply for is attached as Appendix C. It should be noted that the above-referenced recommendations are consistent with the City's current Plan of Development and Conservation's provisions that "to retain City-owned properties such as schools, rather than selling them, if the city demonstrates that there could be a future need or an alternative municipal use for the property (Policy #6, Public Facilities and Services) and "to establish a centrally located, multi-purpose facility to provide performance, display, meeting and administrative spaces for the city's cultural and community organizations (recommendation #2 Historic and Cultural Resources.).

Financial Overview

To date, the following expenditures have been made by the City of Bristol:

Reproduction costs for State Register nomination	\$ 75.00
Consulting Fee for State Register Listing	\$ 2,500.00
Conditions Assessment Engineering Study	\$ 25,000.00
Tenant interest flyer (in-kind)	\$ 0.00
Posters and Flyers for November events (in-kind)	<u>\$ 0.00</u>
	\$ 27, 575.00

Call to Action:

In summary, the Task Force found strong public support exists for this reuse of MBS beginning with its first suggestion by the Chamber of Commerce over the last several years. A group of committed individuals had continued to promote this concept at both the Planning Commission meetings and in the more recent Task Force meetings. They have already provided critical research that will be part of the final plan to the City Council. They stand ready and able to form the Board of Directors for this new organization and nucleus of the large volunteer force that will be needed to make this idea a success. No other idea has created anything close to the same level of positive, deep-rooted public support. As such, the Task Force will continue with its accelerated pace to complete its assignment.

Acknowledgements

All members of the Task Force as well as the volunteer members who worked with the Theater Sub-group; as well as members of the public who attended meetings, participated via e-mail, social media and website updates and made a variety of great suggestions and observations throughout the process.

Special Thanks To:

- Mayor Ken Cockayne and staff for hosting meetings with various city staff as needed
- Noelle Bates, recording secretary for the Memorial Boulevard School Task Force
- Roger Rousseau, Purchasing Director, for technical assistance
- City unions Local 233 and Local 1338 for their work issue waivers

Respectfully Submitted on behalf of the Task Force:

- Ellen Zoppo-Sassu*, City Council; Chair, MBS Task Force
- James Albert*, President, Central Connecticut Chambers of Commerce
- Peter J. Del Mastro*, Member of the Zoning Commission
- Paul Murdock*, Citizen representative, downtown business owner
- John Soares*, Vice Chair, Planning Commission
- Frank Stawski*, Member of Public Works Board and the Mayor's Energy Task Force
- Cheryl Thibeault*, Chair, Board of Finance



Department of Economic and
Community Development

Connecticut
still revolutionary

October 2, 2014

Kenneth Cockayne
Mayor's Office
3rd Floor
111 North Main Street
Bristol, CT 06010

Subject: Listing of the Memorial Boulevard School on the State Register of
Historic Places

Dear Mayor Cockayne:

We are writing to inform you that the above-mentioned property was listed on the State Register of Historic Places by the Connecticut Historic Preservation Council on October 1 2014.

The State Register of Historic Places is an honorary designation established by the General Statutes. Although the designation does not prevent a property owner from demolishing a structure, the State Register guides local officials, State agencies, and the general public in identifying historic properties.

It is my sincere hope that this designation will serve to encourage the protection of this important historic resource. We appreciate your concern for historic preservation. If you have any questions, or if this office can be of assistance, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Mary B. Dunne".

Mary B. Dunne
Deputy State Historic Preservation Officer

cc: Ellen Zoppo
Michael Forino

MEMORIAL BOULEVARD SCHOOL REDEVELOPMENT PROPOSED TIMELINE

(Draft: For Discussion and Planning Purposes Only)

(May 2014)

<u>Date Start</u>	<u>Date Stop</u>	<u>Description</u>
Apr 14, 2014	Dec 2014	Formation of Mayor's Task Force on MBS Redevelopment
May 15, 2014	Jun 2, 2014	Use Cases Survey and Discussion
May 2014	Jun 2014	<i>Historic Preservation Listing Submitted to the State</i>
Jun 2014	Aug 2014	Building Clean up and Auction/Recycle
Jun 19, 2014	Aug 4, 2014	Use Cases Build and Selection – to Facility Team
Jun 2014	July 2014	<i>Applications Prepared for State Preservation Grants</i>
Jun 2014	Nov 2014	Facility Engineering and Code Compliance Plan
Aug 2014	Nov 2014	Theater Prep (Mechanical, Paint, Stage, Seats, Lights, Sound, drapes, etc.)
Sep 2014	Nov 2014	Proposed Use Cases Refinement
Nov 8-11, 2014		Veteran's Day events
Nov 14, 2014		Task Force MBS Redevelopment Recommendations to Mayor & City Council
Dec 12, 2014	Dec 14, 2014	Holiday Gala Concert and Potential Fundraisers (dependent on mechanical/heating systems)

Memorial Boulevard School Reuse Preferences

#	Use Case	Stickers	Tier	Comments
1	Theater and Adjacent Rooms	18	1	Fixed location - 3 floors
2	Armed Forces/Veterans Offices	18	1	
3	Restaurant/Café/Bar	18	1	Can be upstairs and/or down
4	Teen Robotics Center	18	1	
5	Art Studios/Classes/Galleries	16	1	Can use hallways for galleries
6	Shared/Rentable Meeting Space w/Kitchen	14	2	Flexible walls, catering kitchen
7	Community Events/Festivals	14	2	Keep as much grass as possible
8	Visitor Center/Gifts/Displays	13	2	One or more rooms needed
9	Kitchen/Catering	13	2	Ground floor level cafeteria
10	Co-Working Shared Business Space	13	2	
11	Outdoor Stage/Theater	12	2	
12	Employment Center	11	2	Could be veteran focused
13	Business Incubator	11	2	
14	Vets Memorials/Armament/Memorabilia	8	3	Outdoors
15	Craftsmen/Tradesmen	7	3	Woodworkers, Metal, etc.
16	Professional Business Offices	5	4	Can mix with other offices
17	Building Manager/Security Office	3	4	
18	Rehabilitation Center	3	4	
19	Parking	3	4	Supports other uses
20	City Hall/Departments	2	4	
21	Storage (tenant)	2	4	Supports offices/other uses
22	Fitness Center/Spa	2	4	
23	Daycare/Dance Studio	2	4	
24	Public Gardens/Art/Sculpture	2	4	Outdoors
25	College/Education Center	1	4	
26	Recreational/Playground	1	4	
27	Dog Park (at Tennis Courts)	1	4	
28	Residential	0	4	
	Tiers:			
		15-18	1	
		10-14	2	
		6-9	3	
		5 or less	4	

Memorial Boulevard School Use Case Survey

(Draft: For Discussion and Planning Purposes Only)

July/Aug 2014

Use Case Description	Approx Sq Ft	Potential Location(s)	Estimated Revenue/Yr	Community Preference (Hi/Med/Lo)	Revenue Source
Theater, ticketing, lobby, staging, storage	15,000	1st, 2nd & 3rd (possible Grd FL)	\$ 12,000	Hi	Tickets and Event Rentals
Visitor Center/Gift Store (volunteer staff)	500	1st	\$ 12,000	Med	Gift sales
Displays (museums, sports, vets, manuf'g)	1,500	1st	\$ -	Med	NA - w/visit ctr
Artist Studios/Classrooms (4)	4,000	1st	\$ 24,000	Hi	\$6/sq ft (nnn)
Building Manager (could be a tenant)	500	2nd or 3rd	\$ -	Lo	NA
Education/College/Trng/Employmt Offices	6,000	2nd or 3rd	\$ 60,000	Lo	\$10/sq ft (nnn)
Veterans/Armed Forces/NGO Offices	4,000	1st or 2nd	\$ 28,000	Hi	\$7/sq ft (nnn)
Shared Business space (4-6)	2,000	2nd or 3rd	\$ 12,000	Med	\$6/sq ft (nnn)
Business Incubators (2-4)	2,000	2nd or 3rd	\$ 10,000	Med	\$5/sq ft (nnn)
Professional Offices (3-5)	6,000	2nd or 3rd	\$ 66,000	Lo	\$11/sq ft (nnn)
Meeting/Conference/Function rooms	3,000	2nd, 3rd or Grd	\$ 5,000	Med	Event Rentals
Catering Kitchen/Break Room	1,000	2nd, 3rd or Grd	\$ -	Hi	w/mtg rooms
Pub/Night Club/Café/Restaurant(s)	4,000	Ground and/or 3rd	\$ 40,000	Hi	\$10/sq ft (nnn)
Storage (tenant and building)	2,000	Ground	\$ -	Lo	comes w/rent
Robotics Team	1,000	Ground	\$ 3,000	Hi	\$3/sq ft (nnn)
Kitchen/Culinary/Food Vendor(s)	2,000	Ground	\$ 8,000	Med	\$4/sq ft (nnn)
Craftsmen/Tradesmen	8,500	Ground	\$ 51,000	Med	\$6/sq ft (nnn)
Totals:	63,000		\$ 331,000		Avg \$5.5/sq ft
<u>OTHER USES/IDEAS</u>					
City Hall/Departments				Lo	
Rehab Center				Lo	
Fitness Center/Spa				Lo	
Day Care/Kids Gym				Lo	
Residential/Senior Housing				Lo	

A Sampling of Available Grant Programs

Program Grants – Robotics (submitted by Stephenie Thibeault, Robotics)

Facilities and operating costs are a fact of life and a Robotics program of our scale is expected to have them. We could certainly look into funding if we had a commitment of some sort, or a partnership with the city. Here are a few of the grants we could apply for. There is a ton of money available to STEM education programs and our robotics program is at the forefront.

<http://responsibility.motorola.com/index.php/society/comminvest/education/igg/>

<https://www.statefarm.com/about-us/community/education-programs/grants-scholarships/company-grants/>

http://www.toyota.com/usa/community/articles/community_grants_foundation.html?

http://www.kindermorgan.com/community/km_foundation_guidelines.cfm

<http://foundation.walmart.com/>

<http://www.whirlpoolcorp.com/whirlpool-foundation/>

State of Connecticut Culture and Tourism Division

- [Basic Operational Support Grants for Historic Preservation Non-Profits](#)
- [Historic Preservation-Arts Catalyze Placemaking Grants](#)
- [Historic Restoration Fund Grants](#)
 - [Preservation Restrictions/Easements](#)
- [Survey & Planning Grants](#)
 - [Historic Resources Inventories](#)
 - [Partners In Preservation](#)
 - [Planning and Pre-development](#)
 - [Historic Designation Reports](#)
 - [Municipal Historic Preservation Planning Reports](#)
 - [Historic Structures Reports](#)
 - [Feasibility or Adaptive Reuse Studies](#)
 - [Structural Soundness Studies](#)
 - [Condition Assessment Reports](#)
 - [Archaeological Studies and Investigations](#)
- [Threatened Properties Fund Grants](#)

Tax Credits

- [Historic Homes Rehabilitation Tax Credit](#)
- [Federal Historic Preservation Tax Incentive](#)
- [Historic Rehabilitation Tax Credit](#)

Environmental Review

- [Connecticut Environmental Policy Act](#)
- [Federal \(Section 106\) Review and Compliance](#)
- [Project Notification Form--to be submitted with all Environmental Review Requests](#)
- [An Overview of the Environmental Review Process](#)

Technical Assistance

- [Americans with Disabilities Act of 1990](#)
- [Lead Paint Abatement](#)
- [State Building Code](#)

Connecticut Environmental Protection Act

- [Connecticut Environmental Protection Act \(CEPA\)](#)



Catherine H. Smith
Commissioner

NOTICE OF FUNDING AVAILABILITY Historic Brownfield Revitalization Program

October 3, 2014

- BACKGROUND:** The Connecticut Department of Economic and Community Development Office of Brownfield Remediation and Development (OBRD) was established to further the State's commitment to revitalizing brownfield properties in Connecticut.
- PURPOSE:** The purposes of the Historic Brownfield Revitalization Program are to provide funds to eligible applicants to characterize, assess, and conduct planning and on priority historic brownfield sites statewide.
- GOAL:** To invest in the assessment and redevelopment of historically significant brownfield sites. The goal is to fund approximately five (5) projects that will perform 1) soil and groundwater environmental assessments, 2) hazardous building materials surveys, 3) structural analysis, and 4) reuse planning for historically significant brownfield sites (i.e., historic mills and other sites of historic significance). Additional goals include leveraging the maximum amount of non-State funds possible to increase the impact of the State's investment, reactivating long-stalled sites and encouraging innovative or unique historic reuse strategies.
- ADMINISTRATION:** DECD Office of Brownfield Remediation and Development and State Historic Preservation Office
- TARGET GEOGRAPHY:** Statewide
- TYPE OF FUNDING:** Grants of up to \$300,000 per applicant
- SOURCE OF FUNDING:** Approximately \$1,500,000 of State General Obligation bond funds through DECD will be made available under this NOFA.
- ELIGIBLE APPLICANTS:** A Municipality as defined by Conn. Gen. Stat. sec. 32-760 (12) or an Economic Development Agency, as defined by Conn. Gen. Stat. sec. 32-760 (6). Eligible sites are those that are eligible for listing on the National Register of Historic Places, State Register, or are a designated Local Historic Property.
- ELIGIBLE USES OF ASSISTANCE:** Costs associated with the investigation and assessment, and reuse planning of a historically significant brownfield site, including but not limited to: soil, groundwater and infrastructure investigation; assessment; hazardous building materials surveys; structural analysis, planning, engineering and environmental consulting.
- APPLICATION CYCLE:** Applications will be accepted until 4 p.m. on November 17, 2014. The application and other program material are available at the OBRD website.
- Questions related to the NOFA should be emailed to Brownfields@ct.gov by October 27, 2014. Responses will be posted on the OBRD website by October November 3, 2014.
- Applicants should expect to participate in an in-person interview in Hartford in the week of December 8 or December 15.**
- Awards will be made in January 2015.
- DISCLAIMER:** DECD reserves the right to amend or cancel this NOFA, to modify or waive any requirement, condition or other term set forth in this NOFA or the program application, to request additional information at any time from one or more applicants, to select any number of applications submitted in response to this NOFA, or to reject any or all such applications, in each case at DECD's sole

29 Lochaven Road
Bristol CT 06010-2702

October 10, 2014

Ellen Zoppo-Sassu
58 Merriman Street
Bristol CT 06010

Dear Ellen:

Enclosed is the information on the Warner Theatre in Torrington regarding one of their major fund raising efforts - the Adopt A Seat campaign. Although the donation was for seats, the money was also used for the theatre revitalization.

Since Justine and I were members of the Warner Club, we purchased a seat at the \$250.00 level. As you can see, the range was from \$250.00 to \$5,000.00. I think that this range would work for Bristol. There will be a cost for the Brass Plate and installation, so I think \$250.00 should be the minimum amount.

They also sent us a confirmation of our donation and location of our particular seat purchase.

I spent many hours in the auditorium as a student and have fond memories. I would purchase a Brass Plate with the following inscription:

Donald J. D'Alesio
B.H.S. Class of 1951

Justine and I spent many hours in the auditorium enjoying shows showcasing local talent....Bristol Boys Club OM Show, Bristol Symphony and local theater groups.

This building has been a part of the lives of many Bristol residents. I'm sure that local business support would be forthcoming and would possibly donate a higher monetary amount. It's a different type of fund raiser and I think it would be well received.

If this is a go, please let me know so that I can be one of the first to purchase a Brass Plate.

Sincerely,


Donald and Justine D'Alesio

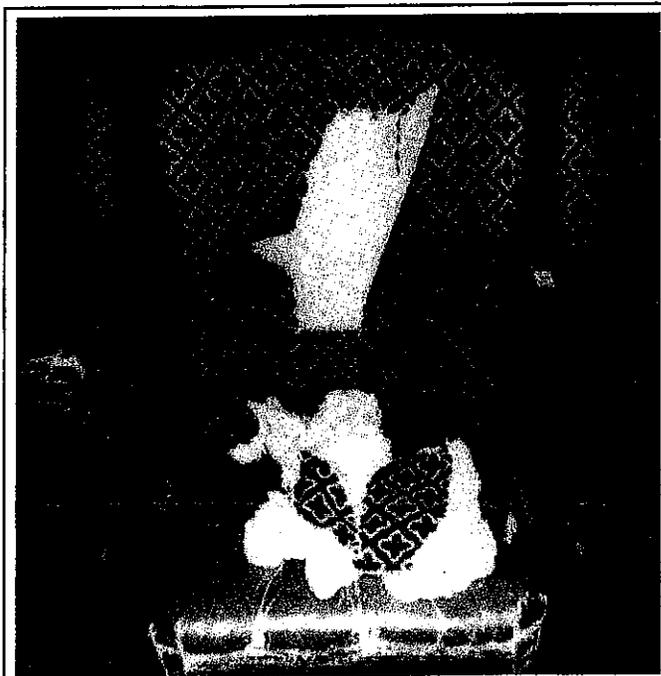
DJD:jda
Enc.

Has Your Seat Been Adopted?

Take a look at the arm rest on your seat tonight...is there a brass plaque there with an engraved name on it? If not, you can commemorate this evening's celebration by adopting your seat (or another if this one is taken).

You can create a message to make your name, your family, your group, or anyone you would like to honor a permanent part of The Warner Theatre!

You will also receive a certificate inscribed with the same message to acknowledge your support of The Warner Theatre's ongoing restoration, the important programs we offer, and downtown Torrington's revitalization.



Don't let this happen again!

A seat at the Warner is a wonderful birthday, anniversary, or holiday gift. You can take up to three years to pay for your seats, so don't hesitate to become part of history!

Call Linda Slevinsky at (860) 489-7180, x.115
for more information or to place your order!



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Here you'll find individuals who value collaboration & knowledge sharing. Collaboration helps us reach beyond our current sphere to expand our impact. It's this type of ecology that drives new initiatives & high growth.



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JOIN OUR GROWING COMMUNITY

Cowork at The Grove

Come join the ranks of a seriously diverse and creative community of freelancers, startups, nonprofits, and innovators. It's a motley crew who fondly call themselves Grovers, and they're pretty super.



We're passionate about bringing people together to learn, grow and collaborate in an open learning environment. All of our programs help facilitate a unique way of learning new skills and sharing the ones you already have. We believe in the individuals contribution and pursue avenues that help them share it.

Learn More

The Workbench

The Workbench is a skill sharing event from either an individual with a passion or a panel of enthusiasts.

Social Media Sync

Social Media Sync was started shortly after The Grove opened its doors and has been serving up hot pancakes and innovative social media strategies ever since.

Office Hours

Office Hours is our internal mentoring network where members coach one another.

LOCATED IN THE 9TH SQUARE

760 Chapel St.

Maybe it's time you got the most out of your workspace.

Join The Grove today and become a part of a growing and dynamic community.

JOIN TODAY

ON INSTAGRAM

ON TWITTER

Axis901



<URL: /index.cfm/slideshow/axis901-coworking1/>

1 <URL: #>

2 <URL: #>

3 <URL: #>

4 <URL: #>

5 <URL: #>

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NEW MEMBERSHIP OPTION AVAILABLE NOW!

<URL: <http://www.axis901.com/index.cfm/new-membership-option/>>

Axis901 is a place where entrepreneurs, innovators, and anyone with a desire to collaborate can be part of a creative, energetic, and supportive scene. Our current members include web marketers, e-commerce firms, business strategists, app developers, authors, and software engineers.

Axis901 has the technology and amenities to meet your needs. Our newly remodeled coworking space includes a variety of workstations, private offices, meeting rooms with projection and teleconferencing capabilities, free Wi-Fi, a copier/scanner /printer/fax machine, a quiet loft space and a break room. If you don't mind a short walk, parking is free! Or you can buy an affordable pass and park right out back.

Axis901 is on the second floor of 901-903 Main Street in the center of Manchester's historic downtown. Convenient to downtown restaurants, services, and shops and located just off of exit 3 of I-384, Axis901 is convenient to all of the greater Hartford area.

Interested in membership? Contact us at Axis901@outlook.com <URL: <mailto:Axis901@outlook.com>> or 860-647-6029.

Want to take a test drive? Download a free day pass here: <http://www.axis901.com/Axis901/membership/daypass.jpg> <URL: <http://www.axis901.com/Axis901/membership/daypass.jpg>>