

Landino Plans College Street Hotel

NEW HAVEN –Developer Robert Landino’s College Square project has morphed: from a single 19-story mixed use complex to a building with two towers – one housing a hotel and the other residential units.

“We are in the process of finalizing a deal with a hotel operator, and expect to break ground in late fall [or] early winter,” says Landino, who is president of Centerplan Development.

Initially envisioned as a 19-story mixed-use complex with condos, retail and conference rooms, the project now will most likely be divided into two towers erected in two phases.



Yale School of Architecture Dean Robert Stern and his firm, Robert A.M. Stern Architects, are designing the project, which has city approval and will be on College Street across from the new arts magnet school.

Headlining the newest iteration of the project is what Landino describes as a “full service luxury hotel with 240 rooms with a full package of amenities that will complement the neighborhood and business community and [Yale-New Haven] hospital.

The second tower will contain 80 residential units (it is not yet determined whether these will be apartments or condominiums), and may be built while the hotel construction is underway or “separately,” Landino says, adding the hotel should be completed by 2011.

First floor retail is still part of the mix for both towers.

Landino, who says he is funding the project with private equity, began rethinking its components last fall “to make it completely responsive to market demand.”

Since then, he says he has been winnowing a field of potential hotel operations from seven to three and says he will “finalize a deal” by May 1.

“We’ve already demolished one building” on the corner of College and George Streets, Landino says. “The second building [on College Street] will come down in summer or early fall. Then we’re off to the races.”