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Project of the Month: Elm Tree Communities begins leasing at Blueway Commons - 56-unit multifamily community in Haddam, CT

October 07, 2022 - Owners Developers & Managers



Haddam, CT Elm Tree Communities has commenced residential leasing at Blueway Commons, a luxury, 56-unit multifamily community, consisting of three garden-style residential buildings and a resident clubhouse.

“We are so pleased to develop our initial multi-family community in scenic Haddam, CT,” said Jeff Hartmann, the founder, and CEO of Elm Tree Communities. Blue Way Commons will provide an attractive new home for professionals, families, and empty-nesters seeking an exceptional residential experience.

Blueway Commons offers a variety of floor plans to cater to an array of lifestyles, with residences of one and two-bedroom options ranging from 815 to 1180 s/f. The apartments provide modern kitchens with stainless steel appliances, nine-foot ceilings, balconies, and managed Wi-Fi technology, offering the work-from-home residents one Gigabyte of Wi-Fi throughout the complex. Additional in-unit features include contemporary bathrooms, spacious kitchens with islands and energy-efficient appliances, oversized closets, balconies, and more.

Residents at Blueway Commons can enjoy a 2,200 s/f clubhouse featuring a fitness center, social room and TV lounge with a billiard table, and outdoor lounge area with fire pits. Residents will also have access to a 24-hour secure package room, three electric car charging stations, an outdoor pet exercise area, secure digital access control systems throughout the community, attractive landscaping, and professional on-site maintenance staff.

Blueway Commons is located near the iconic Swing Bridge that links Haddam and East Haddam. The development will offer residents an outdoor lifestyle near the Connecticut River with kayaking, biking trails, and waterfront dining in the surrounding area.

The construction manager for the project is The Associated Construction Company of Hartford. Associated Construction is one of the leading multifamily general contractors in Connecticut. Gary Coursey & Associates of Atlanta is the architect of the project, Harkin Engineering of Killingworth, Conn. is the septic engineer, and Angus MacDonald, Sharpe is the project surveyor. Murphy & Company, LLC is the commercial real estate CPA on the project.

Construction financing is being provided by The Washington Trust Bank of Westerly R.I., and the project legal team consists of Robinson & Cole and Cassella & Cassella.

“Our team of professionals working on Blueway Commons has a deep understanding of the multi-family sector, and I look forward to working with them on our Phase II expansion of 32 additional apartments in two additional residential buildings.” said Hartmann.

Located at 3 Brookes Court adjacent to Rte. 154, the development is twelve minutes north of I-95 and convenient to the Amtrak and Shoreline East trains. The complex is fifteen minutes south of Middletown and is located off Exit 7 of Rte. 9. Situated near popular downtown Chester, nearby stores and restaurants within a 15-minute drive include River Valley Provisions, Stop and Shop, CVS, Dunkin, Cumberland Farms, The Blue Oar, Little House Brewing Company, River Tavern, Grand Arso, and more.

The Blueway Commons leasing office will open on October 28th and leasing has started online with residential move-ins beginning in late December of this year.

The project team included:

Elm Tree Communities - Developer
Associated Construction - Construction Manager
Washington Trust - Commercial Real Estate Financing
Murphy & Company, LLC - Commercial Real Estate CPA
Gary B. Coursey & Associates - Architect
Harkin Engineering - Wastewater & Septic System Designs