



CELEBRATING  
55 YEARS

# nerej

## **Fields Grade and Alpine Residential complete development of The Hazel Stamford**

July 21, 2023 - Connecticut



Stamford, CT City officials, business leaders and other dignitaries formally marked the arrival of The Hazel Stamford, a new luxury rental building in the city's Harbor Point neighborhood developed by Fields Grade Development and Alpine Residential.

Shown is mayor Caroline Simmons (center holding scissors), principals of development partners Fields Grade and Alpine Residential, and other dignitaries.

Mayor Caroline Simmons recently joined development principals from Fields Grade and Alpine Residential for the ceremony which took place on the seven-story building's outdoor landscaped

deck. The event was held as The Hazel continues to experience strong rental activity with more than 80% of the building's 183 residences now leased.

Located at 44 John St., The Hazel is situated near from a mix of retail, dining and nightlife found within the waterfront neighborhood and near the Stamford Train Station with direct access to New York City.

Designed by Newman Architects, The Hazel features studio and one-bedroom homes with ten-to-twelve-foot ceilings, luxury plank flooring, custom modular closets, complimentary roll down window shades, in-home washer and dryer and smart lock entry. Gourmet kitchens are outfitted with stainless steel appliances, quartz counter tops, soft-close cabinetry, full-height backsplashes, and under-cabinet lighting, while spa-like baths are lavishly appointed.

The Hazel also features 2,475 s/f of street-level retail and public community space that in part houses Hudson Table, an interactive dining experience offering cooking demonstrations and hands-on classes. An associated café offers a menu of freshly made breakfast and lunch items, local coffee, and prepared grab-and-go-meals created by Hudson Table's chefs.

The Hazel also provides an ultra-commuter friendly location near the Stamford Train Station, which offers Metro North and Amtrak rail service, and I-95 and Rte. 1.

The Hazel's leasing program and management is being professionally conducted by the developer's affiliated management company, South Oxford Management. Monthly rents start from the low-\$2,000s for studios and one-bedroom residences, with limited-time incentives that include up to two months free rent.

Spurring the popularity of The Hazel is its suite of resort-inspired amenities highlighted by a landscaped rooftop terrace featuring barbecues and a covered dining area, and a roof deck pool with pergola seating areas and chaise loungers. Inside, there's a lounge with co-working space and a demonstration kitchen, and a fitness center. Conveniences include a package room, bike storage, and an enclosed parking garage with electric vehicle charging stations. Another amenity at The Hazel is TULU, an on-demand smart rental store for high-quality household and lifestyle products.

"Congrats to the Alpine and Fields Grade team for all of your work to make this beautiful building a reality," said mayor Simmons. "It's absolutely gorgeous and a wonderful addition to the South End in Stamford, bringing vibrancy and infrastructure improvement. We are so lucky to have such a dedicated team and are grateful for your investment in our city. One of my goals as mayor is to expand our housing supply in the city, particularly around transit hubs. The proximity of this building to the Stamford train station aligns with our transit-oriented development goals and is better for our environment."

"We're excited to be part of the growth of Harbor Point and are thrilled that The Hazel has resonated with so many residents looking for a well-balanced and connected lifestyle," said Bill Rosato, managing partner of Alpine Residential.

Fields Grade principal James Caulfield, Jr. said “This location offered a great opportunity for us to create a modern residential option with a full complement of amenities for downtown Stamford’s growing resident base. Securing Hudson Table for the building’s street-level retail space also enhances the robust offering of dining and entertainment choices for our residents and the broader community.”

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540