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Real Estate Group Closes Sale of Blue Back Square

Day Pitney's Real Estate group recently closed the sale of Blue Back Square, West Hartford, CT, to Starwood Capital Group. Blue Back Square, a mixed use development, includes over 210,000 square feet of retail and restaurant space, 205,000 square feet of office space and 48 apartments.

Since 2002, Day Pitney has been lead counsel to the owner and developer, playing a key role in moving Blue Back Square from concept to reality in record time under very challenging economic conditions. Day Pitney was instrumental in negotiating and structuring a critical and creative public/private partnership with the Town of West Hartford, and provided legal assistance with all aspects of the ambitious redevelopment, including the environmental investigation and remediation of past contamination, zoning and wetlands approvals, property acquisitions, special service district tax and municipal bonds, joint venture agreements, construction and permanent financing, and condominium creation.

During the course of the development, Day Pitney successfully defended 11 lawsuits aimed at delaying the project until it was no longer financially viable. Blue Back Square prevailed in all lawsuits that were not otherwise withdrawn by the plaintiffs. Day Pitney also represented Blue Back Square in a lawsuit against the owners of West Farms Mall, alleging vexatious litigation, abuse of legal process, tortious interference with contractual and business relations, and CUTPA violations. This lawsuit concluded before trial with a favorable settlement for Blue Back Square.

Real estate partner Rosemary Ayers led the team for the sale of the project, assisted by real estate associate Marie Bertrand. Environmental partner Beth Barton brought environmental experience to the team with assistance from environmental associate Ailla Wasstrom-Welz. Commercial real estate associate Daniella Azevedo, paralegal Pina Salvatore and LAA Barb Halloran also assisted.