

# North Crossing to begin leasing 237 new apartments near Dunkin' Park in Hartford

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Work continues on new apartments at the Portrait at North Crossing in Hartford, located at 1143 Main St. directly across from Dunkin' Park, pictured on April 1, 2026.

Joseph Villanova/Hearst Connecticut Media

[HARTFORD](#) — A new 237-unit apartment building is expected to open soon in [the North End](#) of Hartford, in the immediate vicinity of Dunkin' Park.

Stamford-based developer RMS Companies plans to open next month the Portrait at North Crossing at 1143 Main St., part of a project that began more than a decade ago alongside the Double-A baseball stadium across the street. The company's end goal is to build as many as 2,500 apartments alongside commercial space and parking garages all located a stone's throw from the home of the Hartford Yard Goats.

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Construction of the Dunkin' Park stadium began in 2015, after the city reached an agreement with a previous developer. The project was initially delayed later that year due to a dispute over the stadium design. Hartford axed the developer and hired RMS to both finish Dunkin' Park and build new mixed-use developments on properties near the stadium, and the previous developer responded soon after with a wrongful termination lawsuit seeking \$90 million in damages.

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ZB App	Development Use	Total Units	BM
225-08	Housing - Rental	60	4
225-18	Housing - Ownership	56	€
225-25	Housing - Ownership	20	€
225-28	Housing - Rental	196	€
225-34	Housing - Rental	84	€
225-35	Housing - Ownership	102	€
225-29		518	1
		-56%	-82

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RMS began planning the North Crossing about five years ago and completed the Pennant, the first residential building in the project, in October 2022, but the litigation stopped further construction until a settlement was reached in October 2023. The terms dictated that Hartford would pay \$9.9 million to Arch Insurance, the company that financed the stadium after the previous developer was ousted, and Arch would pay \$1.8 million to the ousted developer.

Development of North Crossing resumed shortly after the settlement, and construction of the Portrait and other project elements began in early 2024. That same year, RMS also opened the Revel, a 147-unit apartment complex built above the DoubleTree by Hilton at 315 Trumbull St.



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Kyle Salvatore, representing RMS, said Wednesday that the company plans to start moving residents into the 237-unit first phase of the Portrait during May, and the planned 270-unit second phase would hopefully take 18 more months to open.

Salvatore said the first set of apartments will be split between 62 studios, 121 one-bedroom, and 50 two-bedroom units, sized between 550 square-feet for a, average studio and 1,350 square-feet for a three-bedroom. Rents would be "very similar" to existing rates at the Pennant, which averages between \$1,750 per month for a studio and \$3,900 for three-bedroom units.

Units will have their own clothes washers and dryers, Salvatore said, and the rent will come with access to amenities like a fitness center, a courtyard pool, co-working spaces, lounges, and a rooftop terrace.

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"A lot of the developments and housing in Hartford is older or a conversion from offices," Salvatore said, making it difficult to find something like a pool.

Salvatore said the first phase of the Portrait also included construction of a 524-stall parking garage intended to support the full development once all the units are built, and a retail unit with a few thousand square-feet of space that RMS plans to market once "the building is in better shape," as work still remains to be completed.

After the Portrait, Salvatore said, the company's plans become less definitive. Preliminary, the entire development is slated to have around 2,500 apartments and could feature other uses like hotel or office space, and RMS has "a lot more land" in the area to work with: 12.7 acres from [the former Rensselaer Polytechnic Institute graduate center at 275 Windsor St.](#), about 3 acres on the site of a former data center at 150 Windsor St., and a smaller nearby parcel.

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Salvatore said the Pennant and the Revel are above 90% leased now, showing strong demand and support for what RMS has already done in the North End.

"We're really excited about North Crossing in general, it's really continuing the momentum we have," Salvatore said.