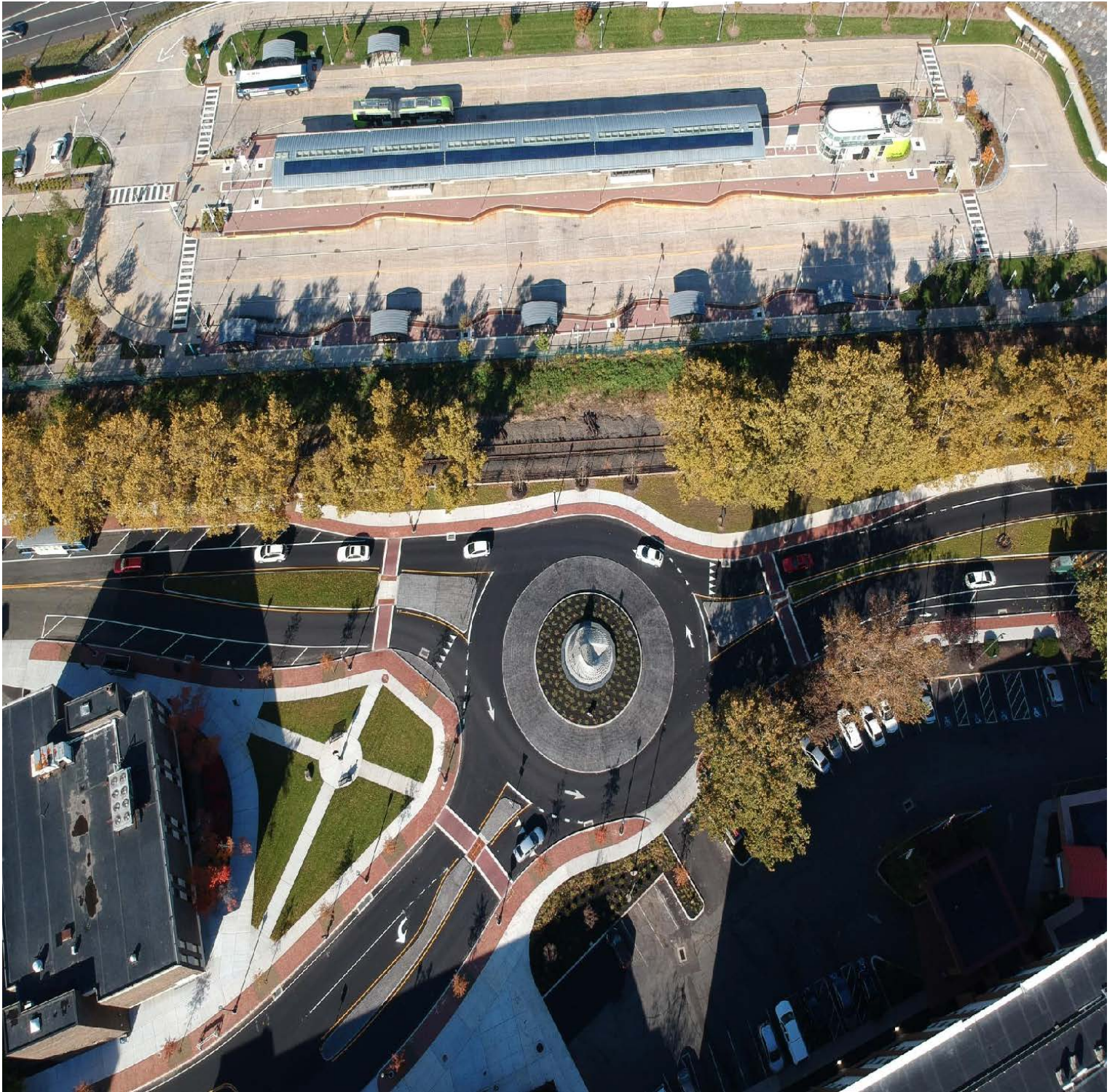


# City of New Britain



2020

DOWNTOWN DEVELOPMENT UPDATE



**PHASE I**

New Britain Police Department and Streetscape

- COMPLETED 2012
- Approximately \$250K in Streetscape related improvements

**PHASE II**

Transit-Oriented Development Pilot Program (OPM & CTDOT)

- Grant Amount: \$966,000
- Required Match: \$0
- Project Total: \$1,500,000
- City Investment: \$533,000
- COMPLETED 2014

**PHASE III**

Transportation, Community, and System Preservation (FHWA) & STP Urban

- Grant Amount: \$3,304,400
- Required Match: \$826,100
- Project Total: \$4,130,500
- COMPLETED 2017
- Received additional \$680K in STP Funds

**PHASE IV**

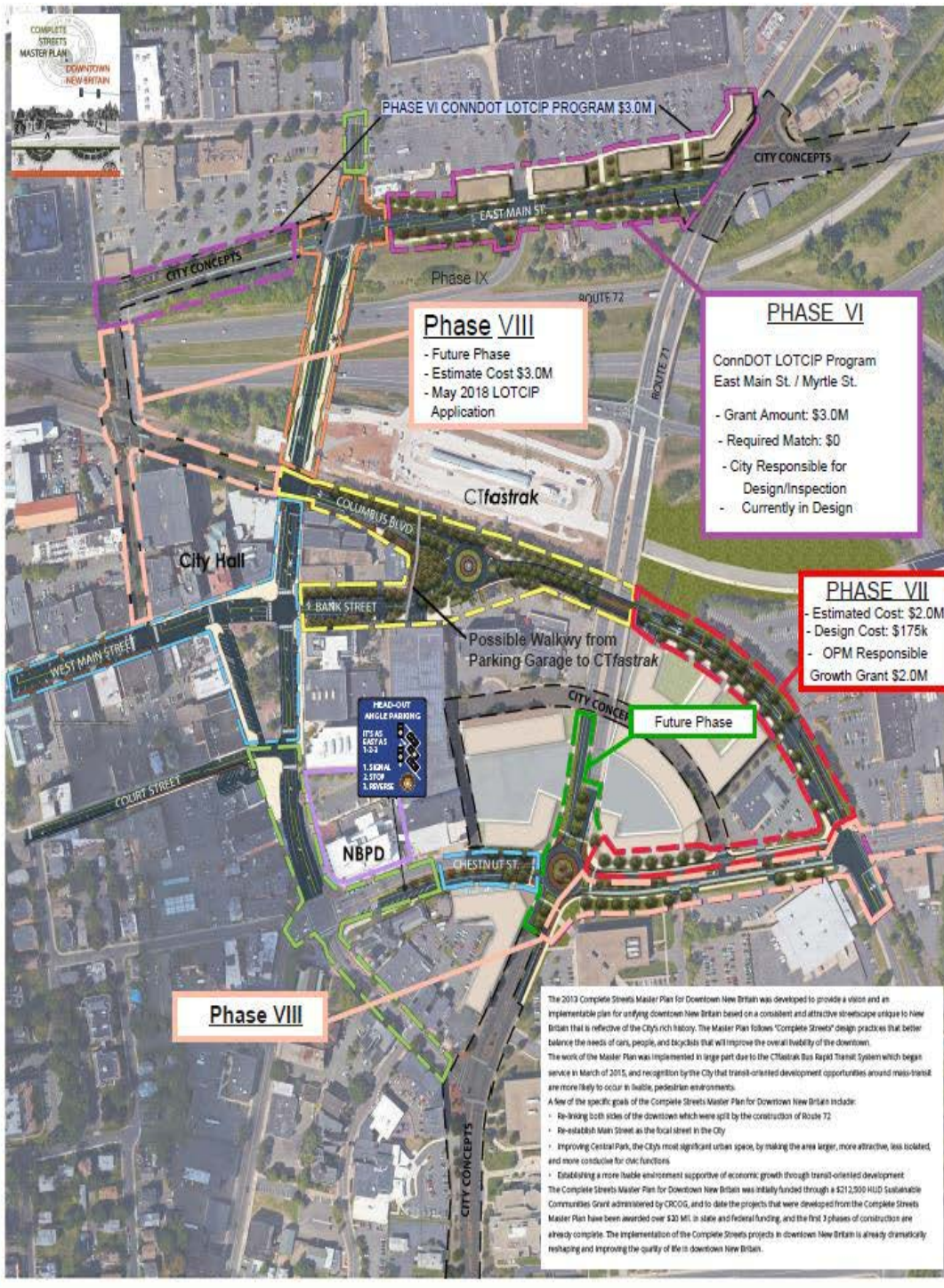
Local Road Accident Reduction Program (CTDOT)

- Grant Amount: \$2,880,000
- Required Match: \$320,000
- Project Total: \$3,200,000
- In Construction with Fall 2018 completion date

**PHASE V**

BEEHIVE BRIDGE Bus Livability (FTA)

- FTA Grant: \$1,600,000 with \$400K match
- Misc. Grants: \$800K
- State Bonds: \$2.1M
- State Maintenance: \$700K
- City Investment: \$2.3M
- Project Total: \$7.5M
- Construction Spring 2018



**Phase VIII**

- Future Phase
- Estimate Cost \$3.0M
- May 2018 LOTCIP Application

**PHASE VI**

ConnDOT LOTCIP Program East Main St. / Myrtle St.

- Grant Amount: \$3.0M
- Required Match: \$0
- City Responsible for Design/Inspection
- Currently in Design

**PHASE VII**

- Estimated Cost: \$2.0M
- Design Cost: \$175k
- OPM Responsible
- Growth Grant \$2.0M

**Phase VIII**

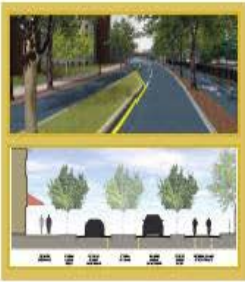
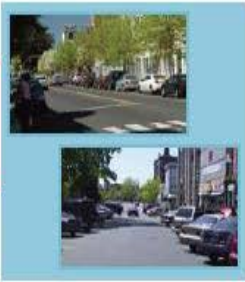
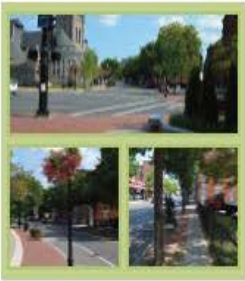
The 2013 Complete Streets Master Plan for Downtown New Britain was developed to provide a vision and an implementable plan for unifying downtown New Britain based on a consistent and attractive streetscape unique to New Britain that is reflective of the City's rich history. The Master Plan follows "Complete Streets" design practices that better balance the needs of cars, people, and bicycles that will improve the overall livability of the downtown.

The work of the Master Plan was implemented in large part due to the CTfastrak Bus Rapid Transit System which began service in March of 2015, and recognition by the City that transit-oriented development opportunities around mass-transit are more likely to occur in livable, pedestrian environments.

A few of the specific goals of the Complete Streets Master Plan for Downtown New Britain include:

- Re-linking both sides of the downtown which were split by the construction of Route 72
- Re-establish Main Street as the focal street in the City
- Improving Central Park, the City's most significant urban space, by making the area larger, more attractive, less isolated, and more conducive for civic functions
- Establishing a more livable environment supportive of economic growth through transit-oriented development

The Complete Streets Master Plan for Downtown New Britain was initially funded through a \$212,000 HUD Sustainable Communities Grant administered by CROC, and to date the projects that were developed from the Complete Streets Master Plan have been awarded over \$20 MIL in state and federal funding, and the first 3 phases of construction are already complete. The implementation of the Complete Streets projects in downtown New Britain is already dramatically reshaping and improving the quality of life in downtown New Britain.



## **The Beehive Bridge:**



### *Phase 5 of the Complete Streets Masterplan*

As the main roadway for travel between New Britain's Downtown, Little Poland, and the New Brite Plaza business district, the Beehive Bridge is a critical component to New Britain's revitalized downtown landscape. The bridge will not only bring new design elements to the overpass, but it will also include pedestrian improvements. The current walk path along the bridge will go from a width of 8 to 20 feet, while art features and two pocket parks on the north side of the bridge will welcome pedestrians.

The symbolic and New Britain-themed bridge will be a key player in bringing the downtown a fresh, pedestrian friendly environment that connects some of the city's most popular areas to one another. The bridge also connects directly to the CTFAstrak downtown station and allow for more pedestrian traffic and an open arms welcome off the New Britain stop.

The underlying goal of the project fits into the city's initiative to create an active business and entertainment corridor in the downtown area that allows for professionals to live, work, eat, and find quality entertainment.

*Dedication Ceremony: September 19, 2019*

**Press:**

[https://www.connecticutmag.com/the-connecticut-story/new-britain-s-beehive-bridge-aims-to-sweeten-perceptions-of/article\\_6f396478-058e-11ea-980f-4bd8c3fd5a9e.html](https://www.connecticutmag.com/the-connecticut-story/new-britain-s-beehive-bridge-aims-to-sweeten-perceptions-of/article_6f396478-058e-11ea-980f-4bd8c3fd5a9e.html)

<https://www.courant.com/community/new-britain/hc-news-new-britain-beehive-bridge-20190701-6wm2gadkwncupbcwlh5nauirh4-story.html>

<https://www.courant.com/community/hc-news-new-britain-bridge-opening-20190920-tyltvapv6renbfmib3r4cebwd-a-story.html>

<http://www.newbritainherald.com/NBH-New+Britain+News/358409/beelight-delight-large-crowd-thrills-to-dedication-of-new-britains-beehive-bridge>

<http://www.newbritainherald.com/NBH-Columns/359058/mayors-column-how-the-beehive-bridge-came-to-be>

<http://www.newbritainherald.com/NBH-New+Britain+News/354528/the-buzz-is-building-new-britains-beehive-bridge-on-track-for-september-debut>

## **Columbus Commons- Columbus Boulevard**

The Columbus Commons project will create two (2) six story L-shaped mixed-use buildings with approximately 160 residential units and 20,000 square feet of commercial space.

The State approved a \$5 million loan to project stakeholders that will help with the construction of 60 new units of workforce housing. With close proximity to CTfastrak and New Britain's downtown, the mixed use development will add to this city's transit oriented development.

After some delays due to minor environmental issues, Phase I of the project is completed. Without the reallocation of Brownfield remediation funds, the project would have seized, therefore the city is grateful that the State reallocated funds to progress this crucial development. Total cost for the project is estimated at \$58 million and leasing is underway.

*Estimated Completion:*

Phase I: Spring 2020 // Phase II: 2023



Press:

<https://www.nbcconnecticut.com/news/local/Construction-to-Begin-on-Columbus-Commons-in-New-Britain-451229063.html>

## **222 Main Street**

Located in the heart of downtown, 222 Main Street has been sitting vacant for years, making it hard to attract developers to the heart of the city and the properties surrounding it. However, in early 2018, Flip It LLC purchased the property and devised plans to develop 44 market rate apartments with 7,500 sq. ft. of retail/restaurant space on the ground level.

The privately funded rebirth of 222 Main is underway and construction already has the eye sore façade cover removed, revealing the classic red brick design facing the city's Central Park. For years, the façade cover has drawn questions and concerns from residents about the disservice it caused for the surrounding building and downtown as a whole.

Just a short walk to the CTfastrak railway and minutes from multiple restaurant and entertainment venues, the downtown apartments will bring in a new wave of young professionals into the downtown area.

*Estimated Completion:*

Apartment Units: TBD

Now accepting proposals for ground Level 7,500 sq. ft. space



Press:

<http://www.newbritainherald.com/NBH-New+Britain+News/327420/work-begins-on-project-to-renovate-downtown-building>

## **267 Main Street**

Located in the heart of downtown New Britain and just a 30 second walk to CTfastrak, the site of the former Burritt Bank was purchased in the winter of 2018 after more than two decades of vacancy. The two-story 24,972 square foot building is currently undergoing structural upgrades including a new roof and electrical improvements.

In addition to its proximity to downtown, the building sits directly across from the Plaza building, which was recently fully leased and will be occupied by over 270 business professionals and 130 clients each day. This prime real estate location in a growing downtown has the potential to offer a variety of services for newcomers and current residents and employees in the area.

The owner plans to transform the building into a multi-tenant space, including a restaurant & bar and entertainment venue. He has been very cooperative with the city and expresses great interest in being part of downtowns revival.

The owner is looking for potential tenants or buyers.

*Estimated Completion:*

TBD





## **Energy and Innovation Park- 100 Curtis Street**

Being hailed as one of the most significant private sector investments in state history, the Energy Innovation Park, LLC will construct a 19.98 megawatt fuel cell grid on the Stanley Black and Decker campus. This will be the first phase of several in the \$1 billion privately funded project. The project will provide an estimated 400 jobs within phase I, and a total of 3,000 upon completion. We can expect to generate tax revenues upwards of \$45 million for the City of New Britain throughout a 20 year span.

This project will create high end construction jobs, high tech manufacturing jobs, and numerous skilled electrical jobs. The soon to be data center will offer data storage and protection to numerous different fields such as educational institutions, government entities, and private sector businesses.

“This is a game-changer in terms of high-tech jobs, high-speed data processing and clean energy, and we applaud the DEEP and its RFP (request for proposals) process and the evaluation team for having the vision to recognize not only the clean energy benefits of this project, but also its transformative power as an important first step to a significant economic development opportunity for both New Britain and the state,” said Mark Wick, a partner with EIP, LLC.

Along with being within walking distance to CTfastrak, the data center will bring thousands of more professionals to the city’s downtown area to work, live, and be entertained. We anticipate the fuel cells to start to be installed by the Summer of 2020 and completed by the end of the year.

### *Estimated Completion:*

Phase 1- 2020 Construction Started



Press:

<http://www.newbritainherald.com/NBH-New+Britain+News/329183/goahead-given-for-first-phase-of-major-energy-project-in-new-britain>

<http://www.courant.com/community/new-britain/hc-news-new-britain-data-center-20180627-story.html>

<https://www.courant.com/breaking-news/hc-news-new-britain-eip-groundbreaking-20191002-q3bpuljqrvevrdlgxlrzjk6ca-story.html>

<https://www.nbcconnecticut.com/news/local/New-Life-Comes-to-Old-Stanley-Black--Decker-Building-562015691.html>

<http://www.newbritainherald.com/NBH-New+Britain+News/359101/governor-mayor-stewart-kick-off-first-phase-of-energy-and-innovation-park-project-in-new-britain>

## **The Plaza at 235 Main Street**

Consisting of 75,000 square feet of Class A office space, The Plaza welcomed its newest tenant in December of 2018. Community Mental Health Affiliates relocated 200 employees to Downtown New Britain, utilizing over 70,000 square feet in total office space. The state's Workers Compensation Commission and Social Security Administration each occupy one floor of the seven story building.

With three different tenants filling The Plaza to capacity, hundreds of new employees have moved into the heart of Downtown New Britain. The Plaza's location in the heart of Downtown puts it in close proximity to popular restaurants, breweries, and the CTfastrak. Employees can also take advantage of the City's Farmers Market series, which occurs every Wednesday in July through October. CMHA plans to bring retail vendors into the first floor of the building in the near future.

*Estimated Completion:*

Complete



Press:

<http://www.hartfordbusiness.com/article/20180906/NEWS01/180909971/n-britains-cmha-to-move-into-former-acmat-plaza>

## **Courtland Arms at 57 Court Street**

The 26,000 square foot building formerly known as Courtland Arms has been vacant since the early 1990s until plans for renovation came to fruition this past year. Chrysalis Center Real Estate Corporation, a private non-profit socially innovative organization, received a grant from the state adding up to \$2.3 million for the restoration of the building.

Plans for the building include complete inside and outside remediation into a 24 unit one-bedroom veteran housing complex, with 4 units dedicated to veterans, adding to the city's growing demand for housing in the downtown area, while giving veterans a downtown housing option.

The apartments are a short walk to the city's Central Park, the CTfastrak railway, and numerous downtown entertainment venues such as Hole in the Wall Theater and Trinity on Main Theatre.

*Estimated Timeframe:*

Construction beginning June 2019



Press:

<http://www.newbritainherald.com/NBH-New+Britain+News/278888/state-commits-23m-toward-redeveloping-courtland-arms>

## **New Brite Plaza/East Main Street**

The 150,000 sq. ft. shopping center in Downtown New Britain at the intersection of Rt 9 and Rt 72 and directly across from the new Beehive Bridge offers much excitement for the future plans of the site.

In a recent discussion, city officials and Paramount Realty, owners of New Brite Plaza, laid out preliminary plans for a mixed-use residential development that can help restore the urban streetscape by connecting two of the city's most popular destinations: downtown and Little Poland.

Plans for the redevelopment include office space, a fitness center, residential space, and restaurant space. The plaza would be constructed into four separate buildings, allowing for pedestrian traffic flow easy access from the downtown and Little Poland areas.

The City will remain in talks with Paramount on how to make these plans a reality.

*Estimated Completion:*

TBD



## **Downtown Rotary and Streetscape Upgrades**

### *Phase 4 of Complete Streets Masterplan*

The fourth phase of New Britain's Complete Streets Masterplan has been completed. Improvements have been made in the area surrounding the Beehive Bridge project, which have spurred private investment in properties surrounding the downtown area that have sat vacant for decades.

Improvements to the area surrounding the Beehive Bridge Project included widening the sidewalk on Columbus Boulevard along CT Fastrak, paving surrounding roads in the downtown area, and constructing a rotary to help ease downtown traffic and bring more pedestrian friendly space to the area. The improvements will prove to be a complement to the Columbus Commons project as it comes along in the coming years.

*Estimated Completion:*

Complete/In progress



Press:

<https://www.courant.com/community/new-britain/hc-news-new-britain-complete-streets-20181023-story.html>

## **The Doris Building at 27 Main Street**

The Doris Building was built in 1918, serving as a residential apartment building that includes a total of 12,400 square feet of vacant space on the second and third floors.

The first floor consists of 8,150 square feet of retail space, ripe for retail or restaurant purposes. The basement consists of 8,140 square feet that can easily be converted into storage space for tenants.

The Doris offers private parking in the rear of the property in addition to being very close in proximity to two municipal garages. The building is located in the heart of downtown New Britain and within minutes of Walnut Hill Park, CTfastrak, Little Poland, and City Hall.

The new owner recently came to City Hall to express interest in transforming the upper Floors into 15-20 units of apartments.

*Estimated Completion:*

TBD



## **The Packard Building at 5 Arch Street**

Built in 1900, The Packard Building derives its name from the Packard Automobile. The original owner of the building owned a Packard dealership down the street and upon purchasing the building, immediately named it “The Packard Building”.

The building consists of a total 23,000 square feet of mixed-use development space. Each floor consists of approximately 7,635 square feet. Ten apartments will occupy the second floor while retail remains on the street level.

With such close proximity to CTfastrak and the business sector of Downtown New Britain, the building offers tremendous transit oriented development opportunity in an up and coming Arch Street neighborhood.

*Estimated Completion:*

TBD





## **The Berkowitz Building at 608-686 Main Street**

Purchased by Capital Restoration, Inc. in 2015, the Berkowitz Building will be transformed into a mixed use retail/residential development. The developer has spent significant funds remediating the building and is awaiting the next round of state financing.

The building is less than a quarter mile away from the CTfastrak station, connecting New Britain's downtown to Hartford and less than a mile away from the Energy and Innovation Park. The surrounding area recently underwent a streetscape project and now has a pedestrian friendly landscape with widened brick paver sidewalks, upgraded lighting, and beautification in the area around the soon to be completed Beehive Bridge, stretching over Route and connecting Little Poland to Downtown New Britain.

Sitting directly in between Little Poland and Downtown New Britain, the retail/residential development will be a great place for young professionals to live within close proximity to work, restaurants, and entertainment.

Until state funding is secured to begin the major renovation necessary, City officials have been in contact with the owner to monitor and encourage progress to get this project underway.

*Estimated Completion:*

TBD



## **The Andrews Building at 132 Main Street**

The five-story, 28,473-square-foot building featuring yellow brick, limestone, and terra cotta, was constructed in 1903 and features hardwood floors, fireplaces, and high ceilings.

In keeping with the adaptive re-use of underutilized commercial space, such as in prior projects like the Rao/Sovereign Trading Building (160 Main St.) and the Raphael building (99 W. Main St.), Jasko is building about 20 units that will be 700+ square-feet with distinctive style.

Avner Krohn, Managing Partner of JASKO, says the units will appeal to individuals seeking “luxury” housing featuring high-end, distinctive finishes and other touches. The rents will be 20-to-30 percent lower than comparable units in Hartford and surrounding towns.

Rental application will be accepted starting May 1, 2020. Floor plans can be found at: <https://jaskogroup.com/portfolio/andrews>

*Completion:*

May 1, 2020



## **The Bennett Building at 266 Arch St.**

Vacant for over 20 years, this 20,000-square foot building found at the intersection of Grand St. has a new outlook for 2020. The Beaux Arts-style building is a part of the Downtown New Britain Historic District and previously operated as a manufacturing building and garment factory. A new owner took possession in the fall of 2019 and after receiving a loan from the city to support funding; he has started the design phase to turn this unique building into 20-30 one-and –two bedroom units. The project's preliminary estimated cost is \$3.5 million and will help transform this area known to locals as the Barrio Latino, which has seen great strides with the addition of 5 Churches Brewing.

*Estimated Completion:*

TBD



*City of New Britain Transit Oriented Development  
Plan:*



City of New Briatin Complete TOD Plan:

<http://www.newbritainct.gov/civicax/filebank/blobdload.aspx?BlobID=23311>

City of New Britain TOD Homepage:

[www.newbritainct.gov/TOD](http://www.newbritainct.gov/TOD)