

DOWNTOWN DEVELOPMENT UPDATE 2020



City of New Britain

Downtown Development Update

Mayor Erin E. Stewart &
The Department of Planning and
Development, Director William Carroll

www.newbritainct.gov



OVERVIEW

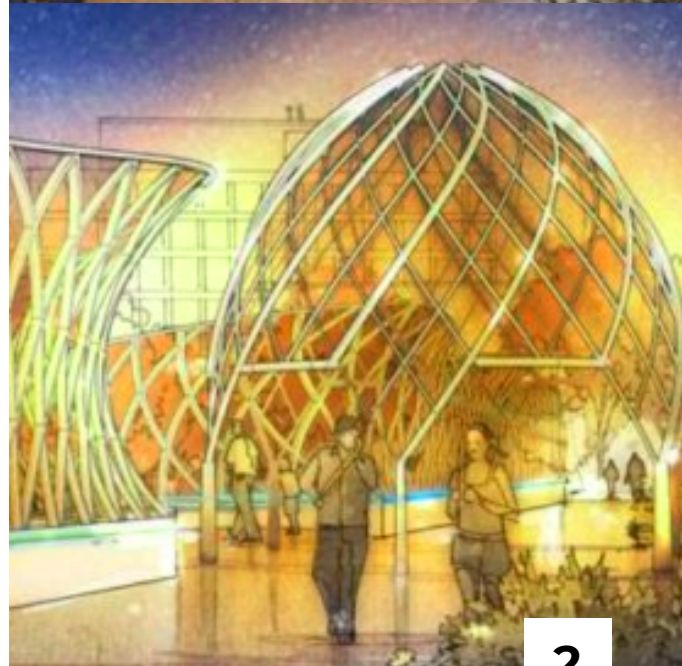
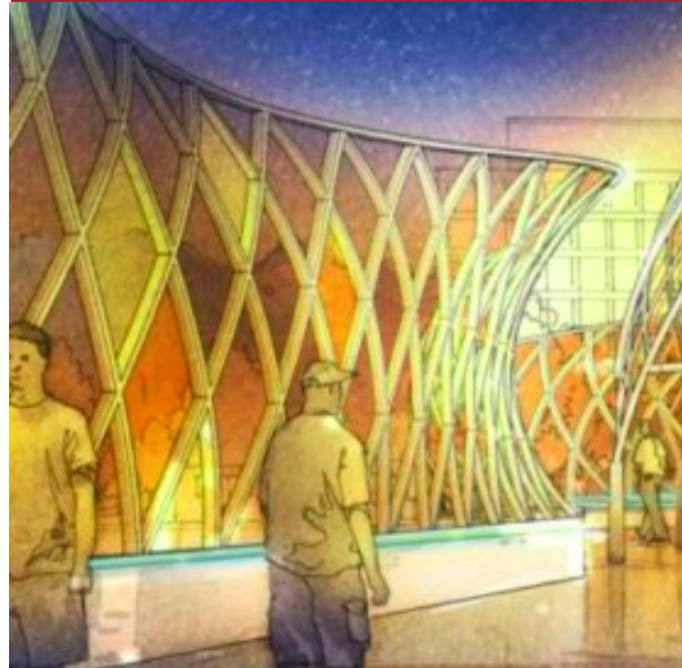
"People want to invest in cities that are investing in themselves."

- Mayor Erin Stewart

Downtown New Britain is undergoing a transformation, from complete streets, to the addition of hundreds of units of new housing and 'mom and pop' shops, the completion of the iconic Beehive Bridge and more – 2020 proved to be quite the successful year for development in downtown New Britain amidst the global COVID-19 pandemic.

The pages to follow give you a brief glimpse of recently completed projects in the downtown New Britain area and those that are currently in the planning stages.

Questions and additional information can be accessed by contacting our Department of Planning and Development Director Bill Carroll at Bill.Carroll@newbritainct.gov (860) 826-3303.



COMPLETE STREETS MASTER PLAN



TRANSFORM

The Complete Streets Masterplan was developed for Downtown New Britain in 2013 to provide a vision and set-by-step plan to unify its downtown area with an attractive streetscape while maintaining esthetics authentic to New Britain's history. The Master Plan follows design practices that improve the overall livability of the downtown area. The overall goal is to balance the needs of cars, people, bicyclists, and transit riders while in a safe, inviting environment. Through grants offered by HUD, CRCOG, and CTDOT, the City has had the capability to afford and fund the planned construction to roads and sidewalks, updates to lighting fixtures, landscaping, and other improvements for each phase.

WATCH

A 2015 snapshot of the work:

<https://youtu.be/AkMj2sYt100>



BE A VISIONARY

- ✓ Phase 1: New Britain Police Department and Streetscape - COMPLETED 2012
· Approximately \$250K in Streetscape related improvements
- ✓ Phase 2: Transit-Oriented Development Pilot Program (OPM & CTDOT) - COMPLETED 2014
· Grant Amount: \$966,000 · Required Match: \$0 · Project Total: \$1,500,000 · City Investment: \$533,000
- ✓ Phase 3: Transportation, Community, and System Preservation (FHWA) & STP Urban COMPLETED 2017
· Grant Amount: \$3,304,400 · Required Match: \$826,100 · Project Total: \$4,130,500 · Received additional \$680K in STP Funds
- ✓ Phase 4: Local Road Accident Reduction Program (CTDOT) COMPLETED 2018
· Grant Amount: \$2,880,000 · Required Match: \$320,000 · Project Total: \$3,200,000

COMPLETE STREETS MASTER PLAN PROJECT STATUS MAP

Phase 5: Beehive Bridge Bus Livability (FTA) - COMPLETED 2019

- ✓ 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

Phase 6: East Main & Myrtle Street (LOTICIP) - CURRENTLY IN CONSTRUCTION, SCHEDULED TO BE COMPLETE SPRING 2021

- LOTICIP Grant: \$3,000,000 • In-house Design • Project Total: \$3,000,000

Phase 7: Columbus Boulevard, Chestnut Street, and Washington Street (LOTICIP) - CURRENTLY IN CONSTRUCTION, SCHEDULED TO BE COMPLETE SPRING 2021

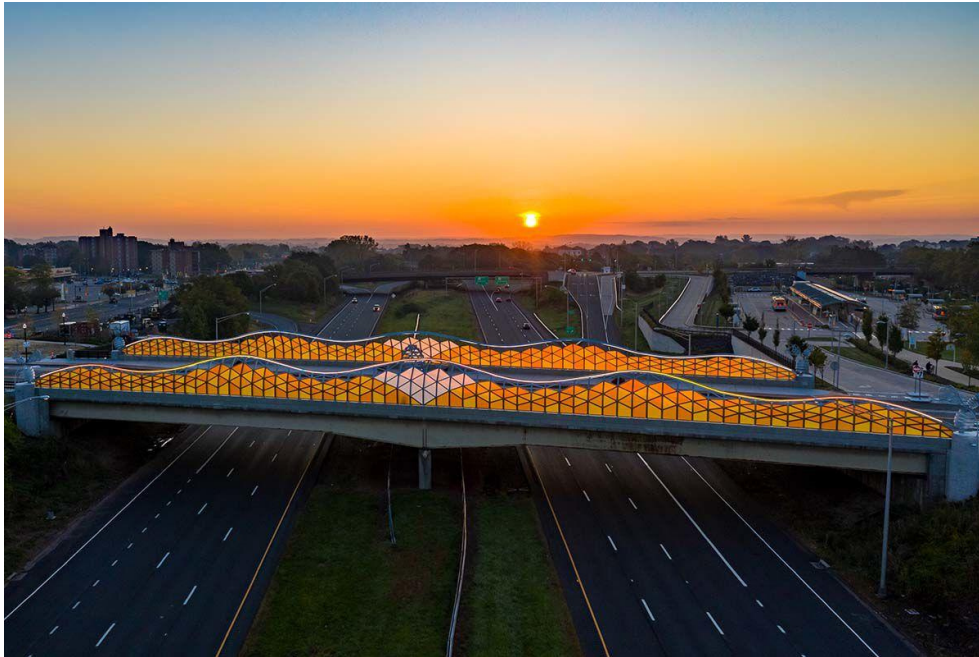
- OPM Grant: \$2,000,000 • Project Total: \$2,000,000

Phase 8: Columbus Boulevard & Chestnut Street (OPM) - SCHEDULED FOR 2021 CONSTRUCTION

- LOTICIP Grant: \$3,000,000 • In-house Design • Project Total: \$3,000,000



THE BEEHIVE BRIDGE



Phase 5 Complete Streets Master Plan

As the main roadway for travel between New Britain's Little Poland and the New Brite Plaza business district, the Beehive Bridge is a critical component to New Britain's revitalized downtown landscape.

The critically acclaimed and award winning architectural bridge has brought new design elements to the overpass but also has improved pedestrian traffic. The walking path along the bridge has expanded its width of 8 to 20 feet and includes dramatic art features symbolizing New Britain's historical brand in addition to having two pocket parks on the north side of the bridge to 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 allows 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, dine and find quality entertainment.

THE BEEHIVE BRIDGE



Beehive Bridge in the news:

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

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

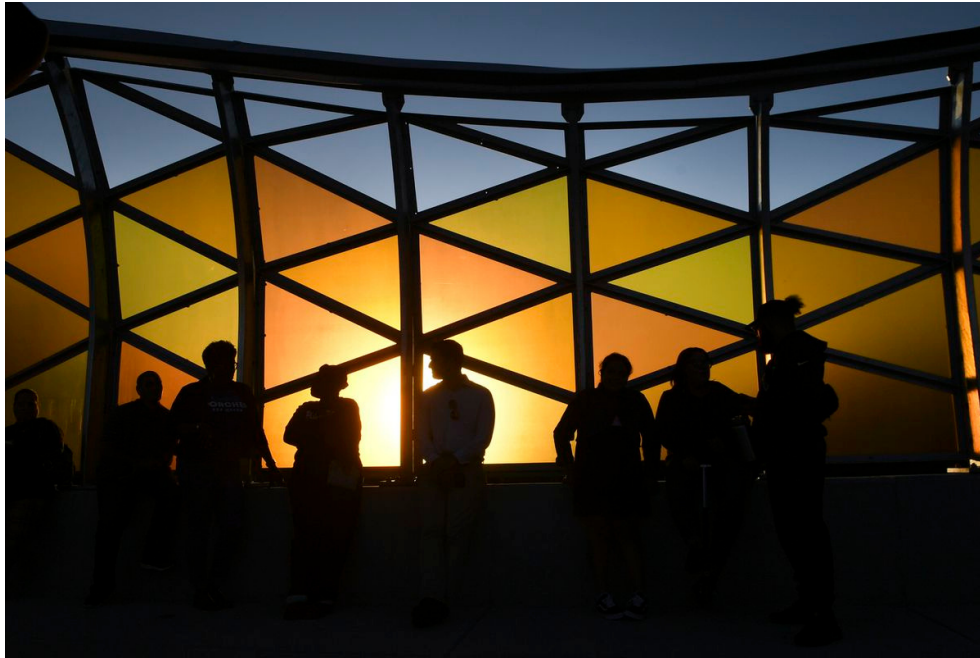
<https://www.courant.com/community/hc-news-new-britain-bridge-opening-20190920-tyltvapv6renbfmib3r4cebwd-a-story.html>

<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>

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

THE BEEHIVE BRIDGE



Trophy Case:

Design Awards :

- AIA Connecticut Merit Award Architecture as Encompassing Art
- Connecticut Main Street Award of Excellence

Public Space & Place Making:

- Connecticut ACEC Engineering Excellence Award
- National ACEC Engineering Excellence Award
- ENR New England Best Projects - Award of Merit Highway/Bridge

COLUMBUS COMMONS

The Columbus Commons project is a six story L-shaped mixed-use building with 60 residential units and 1,000 square feet of commercial space.

The State approved a \$5 million loan to project stakeholders that helped with the construction of of this 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.

IN THE NEWS

<https://bostonrealestatetimes.com/dakota-partners-completes-columbus-commons-phase-1/>

<http://www.newbritainherald.com/NBH-New+Britain+News/355041/hats-off-for-columbus-commons-topping-off-in-downtown-new-britain>

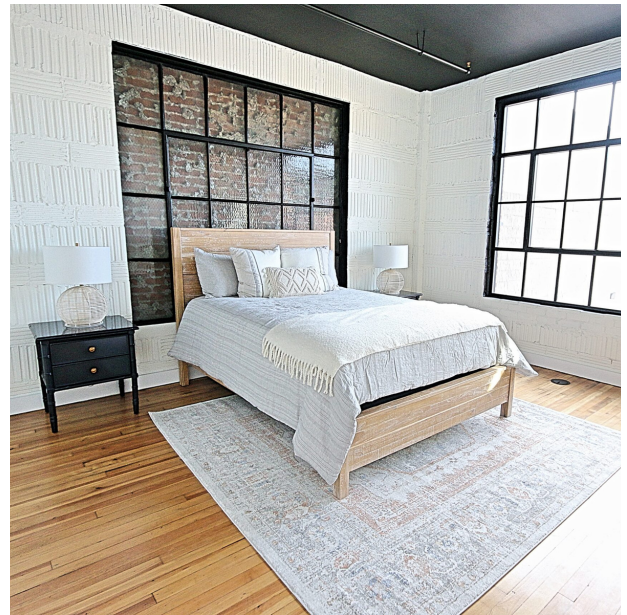
<https://www.nbcconnecticut.com/news/local/Construction-to-Begin-on-Columbus-Commons-in-New-Britain-451229063.html>

222 MAIN ST.

222 Main Street was purchased in 2018 with plans to develop combination of 43 studio, one and two bedroom market rate apartments with 7, 500 sq. ft. of retail or restaurant space on the ground level.

Located across from Central Park, this building sits right downtown in close proximity to transportation, entertainment, recreation, and healthcare facilities.

Construction is underway and almost complete with an anticipated grand opening in December 2020.



267 MAIN ST.



Located on the corner of Main St. & Bank St. this 24, 972 square feet was recently purchased by a developer who has completed several successful projects in New Britain.

The building consists of 24,972 square feet, currently offering two floors of office space that is in immediate need of upgrades that include cosmetic, structural and mechanical repair. Located in New Britain's Enterprise Zone, TIF District and Opportunity Zone, the location has much to offer through a number of municipal incentives.

Only one block away from the CTfastrak transportation hub, this property offers private parking with the City's municipal garage directly across the street.

57 COURT ST.

COURTLAND ARMS



The building formerly known as “Courtland Arms” was purchased approximately five years ago by the Chrysalis Real Estate Corporation, who will be leasing 20 market rate one bedroom apartments with four one bedroom apartments designated for veterans. The project is a complete renovation and restoration of the 26,000sq/ft, four-story building that was built circa 1925. The project will also offer private parking for all tenants in addition to individual cost effective heating and cooling utilities and appliances.

Located one block from Downtown New Britain, the location also offers close proximity to shopping, local commuter transportation, CTfastrak and additional social amenity venues.

It is projected; the “New” Courtland Arms will be fully leased by December 2020.

In the news:

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

<http://www.newbritainherald.com/NBH-New+Britain+News/381996/a-once-eyesore-to-downtown-is-now-a-gem-and-asset-historic-court-street-property-complete-ready-for-occupancy>

NEW BRITE PLAZA/ E. MAIN ST.

New Britain's largest Retail Plaza, adjacent to CTfastrak, Downtown New Britain and Little Poland has recently witnessed a number of favorable changes beginning with the award winning and acclaimed Beehive Bridge at its perimeter. It was also adjacent to New Britain's Phase VI Streetscape project that included; improvements to pedestrian traffic, traffic control measures, urban streetscape including curbing, plantings and additional greenery. Plaza owner Paramount Realty's announcement of leasing to the nationally recognized fitness chain Planet Fitness will be a great addition and anchor to the plaza.



Additionally, great news includes an agreement between Paramount Realty and Beacon Residential Communities of Boston, MA for future plans to construct up to 80 new market rate apartments along the Main Street corridor.

The city is looking forward in becoming a close partner with Beacon Communities in the planning, development and future stages of this exciting development which will be seen as opening a more contiguous corridor to Downtown, Little Poland neighborhood and greater utilization of CTfastrak.

THE DORIS BUILDING

27 MAIN STREET

In October 2020, plans were submitted for the construction and rehabilitation for the upper two floors of the Doris Building, circa 1918, that has been vacant for nearly four decades. Currently the first floor of the building consists of retail businesses.

Located at the southern gateway to Downtown New Britain, it offers private parking to accommodate tenant's needs, is within walking proximity to two municipal parking garages, shopping and dining with CTfastrak located two blocks away.

Plans call for the 12,400 square feet of vacant space to be developed into 20 new studio apartments. The project is planned to commence in early December 2020 and be completed by late spring 2021 according to the developers.



136 MAIN ST. - THE ANDREWS

The five story turn of the century building consisting of 26,473 square feet of former retail and office space that has been converted to four floors of 20 market rate residential apartments and maintained the first retail opportunity. The Andrews building, circa 1904, retained its original hardwood floors, high ceiling and panoramic views of our Downtown corridor. Re-branded as the "Beespoke Apartments at the Andrews" offers state of the art heating, cooling, Wi-Fi and energy saving features that enhance the superior quality of work and craftsmanship of the apartments. Additionally, the building is 1 block away from New Britain's CTfastrak transportation hub. Avner Krohn, Managing Partner of Jasko Development, has once again taken the lead in transitioning office to residential space that will undoubtedly be successful as other property conversions Jasko Development has undertaken, most notably; The Sovereign Trading Building, circa 1900, at 160 Main Street and the Raphael Building, circa 1930, located at 99 West Main Street.

Currently, leasing rates being 20-30 % lower than comparable towns have made the "Beespoke Apartments" a competitive destination.



In the News

<http://www.newbritainherald.com/NBH-New+Britain+News/374580/city-leaders-to-gather-for-grand-opening-of-new-downtown-apartment-building-where-houdini-once-performed>

<https://www.hartfordbusiness.com/article/new-britain-developer-adds-20-downtown-apartments>

608-686 MAIN THE BERKOWITZ BUILDING

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.

The project is privately financed and expected to begin Phase 2 of construction in January of 2021.



THE PLAZA - 235 MAIN ST

Consisting of 75,000 square feet of Class A office space, The Plaza was purchased 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. Beacon Prescriptions occupies the first floor of the seven-story building.



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.

IN THE NEWS

<https://www.hartfordbusiness.com/article/cmha-seeks-integral-role-in-downtown-new-britains-revival-efforts>

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

<https://www.courant.com/community/new-britain/hc-news-new-britain-building-20180906-story.html>

<https://cmhacc.org/en/component/content/article/11-news/107-233-main-move>

266 ARCH ST.- THE BENNETT BUILDING

The Bennett building has a long history of manufacturing but has been vacant for more than 25 years until recent developer Spencer Tracy, representing investors, submitted his purchase offer in the fall of 2019 that was acceptable to the City. Located in New Britain's Historic and the Barrio Latino District, the design plans call for a unique transformation that will add an additional residential story, street front retail and manufacturing of a popular specialty item primarily sold in Europe. Residential space will consist of 30 market rate, one and two bedroom units with private parking.

The project is currently in the cleanup stage and anticipated to begin in the first quarter of 2021.



TRANSIT ORIENTED DEVELOPMENT (TOD)

MASTER PLAN

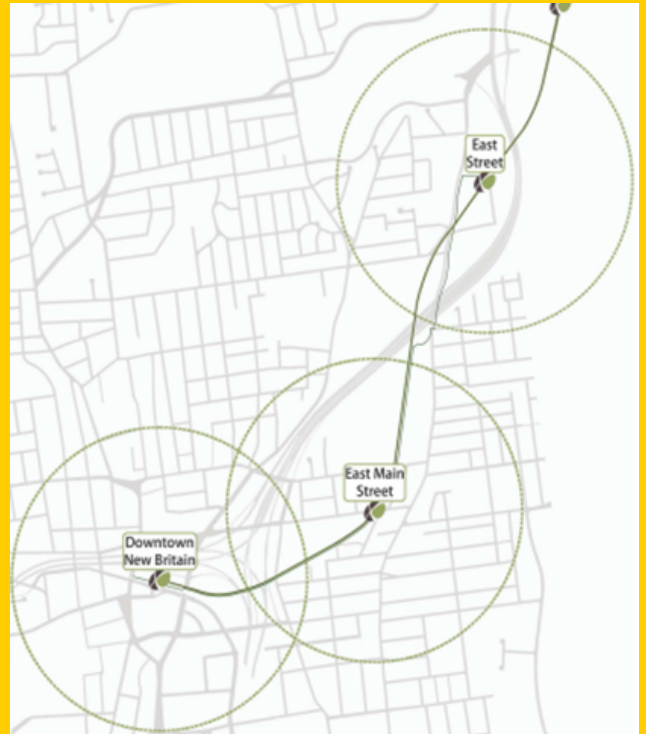
Created in November 2016, this plan was the catalyst to the flurry of development in New Britain.

Four overarching goals underpin the unique plans and recommendations around each station area. The goals stem from TOD best practices and New Britain's vision for three vibrant TOD neighborhoods.

They are:

- Increase the City's capacity to guide development.
- Increase housing and residential population close to transit stations.
- Activate streets near and around transit stations.
- Integrate new development with existing assets.

This plan is monitored by Mayor Stewart's TOD Workgroup, which meets quarterly.

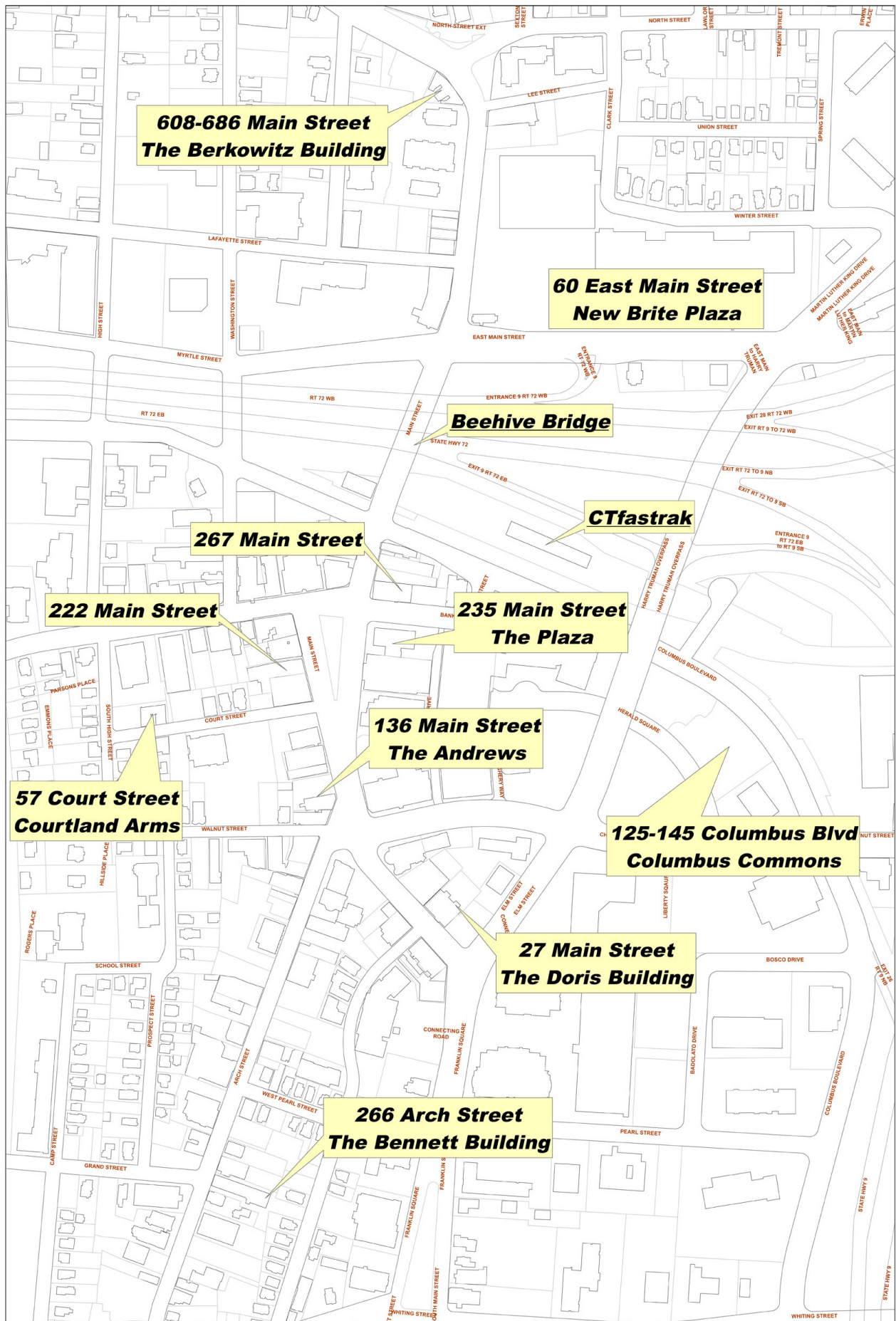


“Creating
Hives of
Activity”

VIEW THE PLAN HERE

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

City of New Britain TOD Homepage:
www.newbritainct.gov/TOD



CITY OF HARTFORD
Department of Public Works
Director: Mark C. Morady, P.E.



Downtown Development Update 2020

Drawn By: CTI
Checked by: JPB
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