



DOWNTOWN DEVELOPMENT UPDATE 2023

City of New Britain

Mayor Erin E. Stewart

Jack Benjamin, Director of Planning &
Development

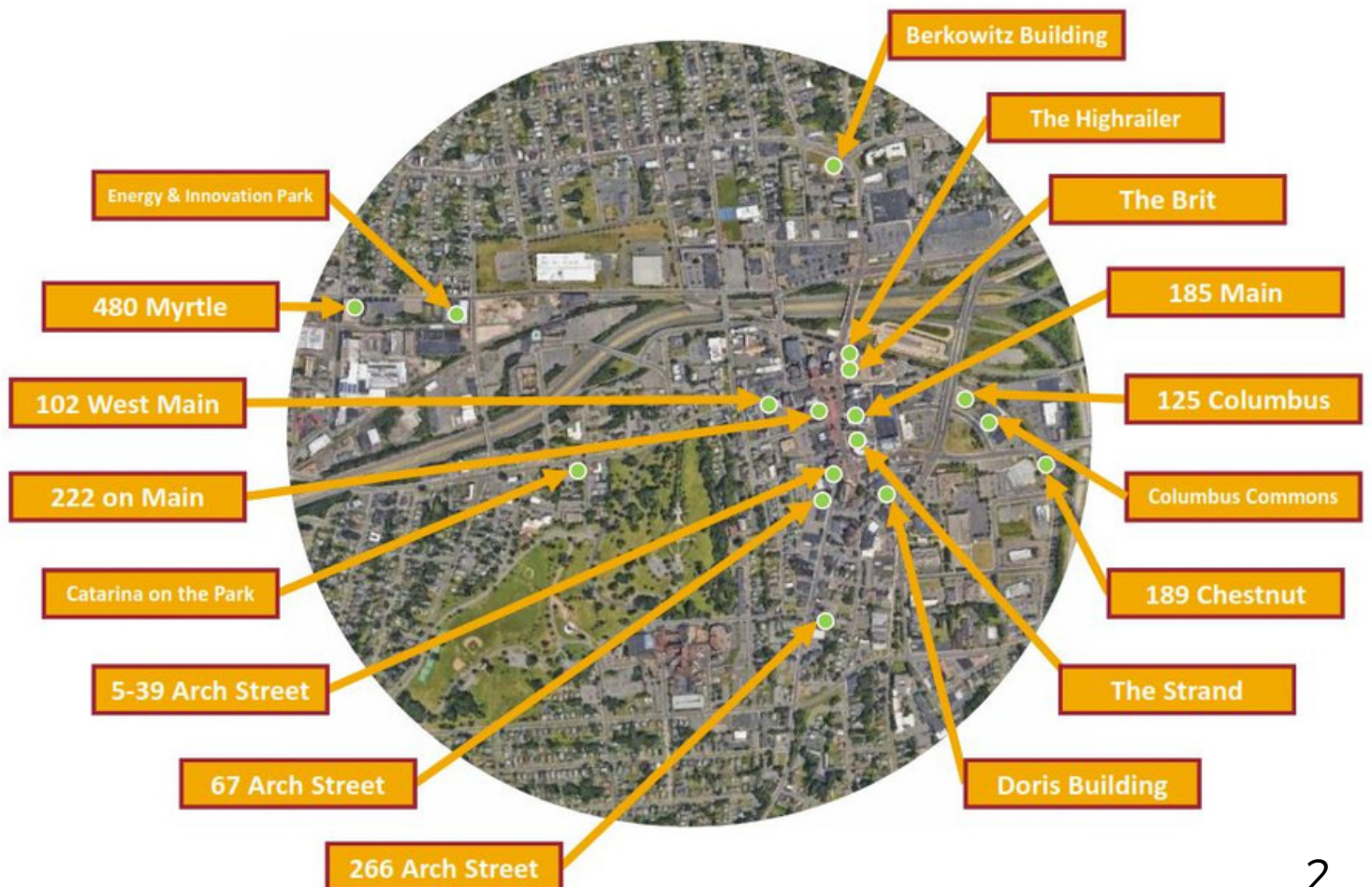
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Parcel Map



OVERVIEW

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

Downtown is continuing to undergo a transformation, some have even said a renaissance. More businesses have made their way into Downtown than ever before. Government funded streetscape improvements are helping residents get around more easily. Major multi-million dollar renovation projects are taking off. Our growth continues and there are many great things on the horizon for Downtown New Britain.

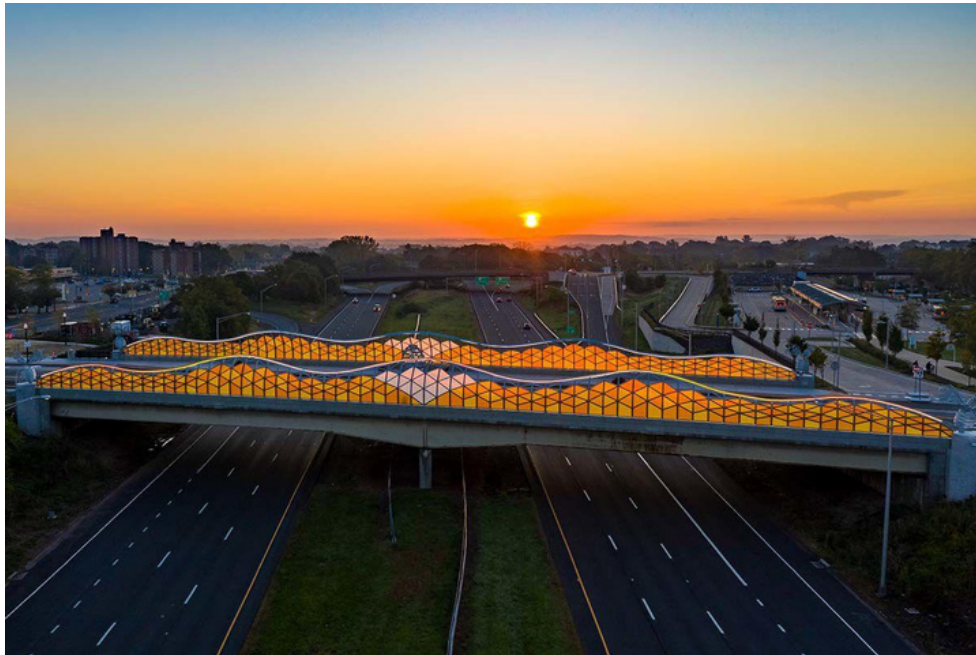
The following pages will give you a brief glimpse of recently completed projects in the downtown area and those that are coming in 2023-2024.

-Mayor Erin Stewart

Questions and additional information can be accessed by contacting our Planning & Development Director at Jack.Benjamin@newbritianct.gov (860) 826-3333.



THE BEEHIVE BRIDGE



Phase 5 Complete Streets Master Plan

As the main roadway for travel between Broad Street (Little Poland) and the Downtown 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 and 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. Additionally, there are two pocket parks on the north side of the bridge to welcome pedestrians.

The symbolic New Britain-themed bridge is 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 Bridge has won numerous awards including the National ACEC Engineering Excellence Award and ENR New England Best Projects - Award of Merit.

PLAN OF CONSERVATION AND DEVELOPMENT (POCD)



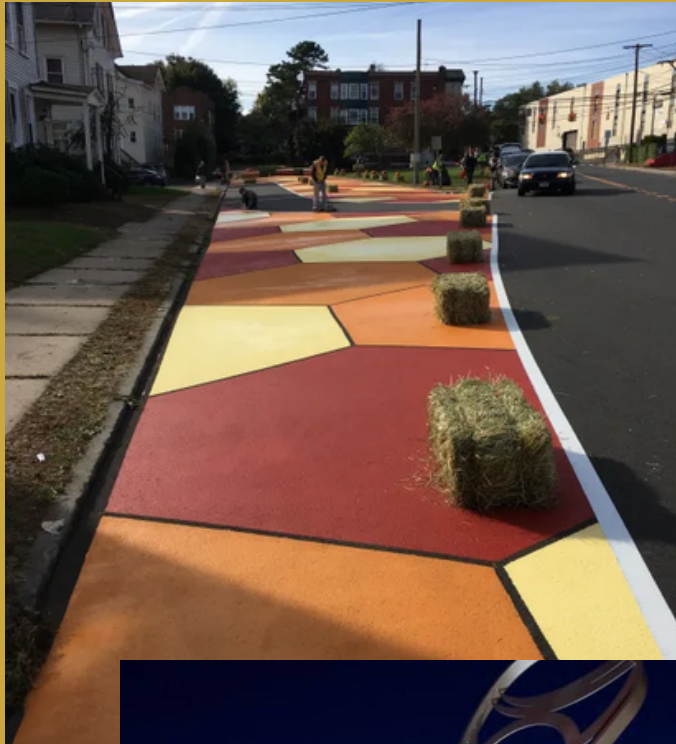
In November 2021, New Britain adopted its Plan of Conservation and Development (POCD) as required by state law every 10 years. This plan was developed, in part, by an intensive public input process. This process included a public survey as well as additional input from City Hall staff, members from the City's volunteer boards and commissions, and elected officials. It is based around five "planning themes" that lay out the City's vision for the future. These themes are: live, grow, play, connect, and sustain.

The Mayor's Strategic Plan Committee is tasked with implementing the 2021 POCD, and is made up of City staff members, Commissioners, Alderpersons, as well as members of local community organizations. This committee combines the City's SMART City Committee, the Transit Oriented Development Committee & the Complete Streets Master Plan, extending it to areas beyond Downtown. Meetings are held monthly and all agendas are available for public view.

[Link to POCD](#)

[Link to Mayor's Strategic Plan Agendas](#)

COMPLETE STREETS MASTER PLAN



WHAT IS IT?

The Complete Streets Masterplan was developed for Downtown New Britain in 2013 to provide a vision and step-by-step plan to unify its downtown area with an attractive streetscape while maintaining aesthetics 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, pedestrians, 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.

8 PHASE APPROACH

- ✓ 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: COMPLETE

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) - COMPLETED 2021

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

Phase 7: Columbus Boulevard, Chestnut Street, and Washington Street (LOTICIP) - COMPLETED SPRING 2021

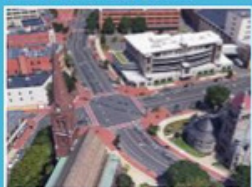
- ✓ · OPM Grant: \$2,000,000 · Project Total: \$2,000,000

Phase 8: Washington, Chestnut and Columbus Blvd South. EST. COMPLETE DATE: FALL 2023

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

PHASE 2

Main & Chestnut Streets



PHASE 3

Central Park & City Hall Area



PHASE 4

Columbus & Central Station



PHASE 5

Beehive Bridge



PHASE 6

East Main Street



PHASE 1

Police Department Streetscape



PHASE 7

Columbus & Chestnut Streets

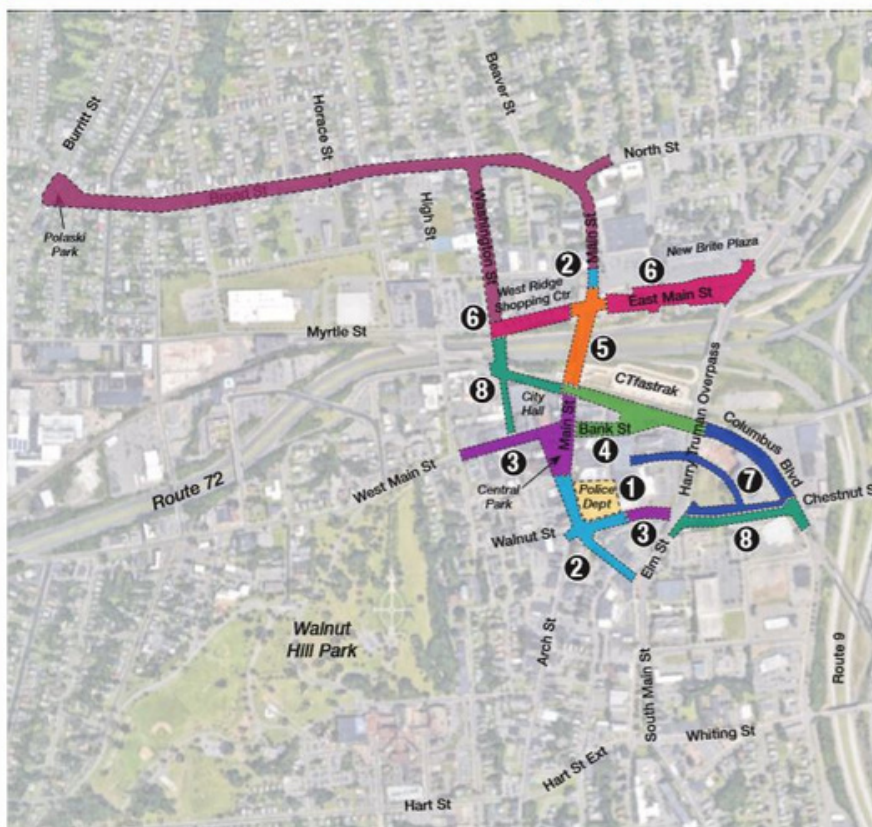


PHASE 8

Washington & Chestnut Streets



Broad Street Phases 1-3



City of New Britain
DOWNTOWN
COMPLETE STREETS
PROJECT PHASES

COMPLETE STREETS PHASE 8

Phase 8 is the last phase of the original Complete Streets Master Plan that was started back in 2013. Work consists of Complete Streets improvements on Washington Street, Columbus Boulevard, and the south side of Chestnut Street. Phase 8 aims to tie up all the street and sidewalk work that has began to take place downtown. All in all this project will cost about \$3M (fully funded by grants won from CTDOT) and is scheduled for competition in the fall of 2023 .The Complete Streets Phase 8 Project was 100% funded by the LOTCIP Program (Local Transportation Capital Improvement Program) through the Connecticut Department of Transportation



WHAT'S NEXT FOR OUR ROADS?



In May of 2022 the City completed the Complete Streets Roadmap which lays out our plan to bring Complete Streets city-wide. By this will help us reinvigorate our neighborhoods as well create safer, more attractive, and more accessible streets. We'll also create new vibrant public spaces that will add interest and character to the City as well as helping improve the quality of life throughout New Britain. Total investment for the projects in concept or design phases exceed \$40 million worth of improvements and wide variety of different funding sources is anticipated for the projects.

Focus neighborhoods / areas of the Complete Streets Roadmap include:

1. Barrio Latino (Arch Street)
2. Osgood / Farmington (Osgood Avenue)
3. Belvedere (Allen Street)
4. North & Oak (North Street)
5. Myrtle (Myrtle Street)

Other potential locations for complete street roadwork include:

1. Jubilee and Dwight Streets
2. Franklin Square
3. Farmington Avenue at Beaver Street and Washington Street.

REVIEW THE PLAN

ARCH STREET IMPROVEMENTS

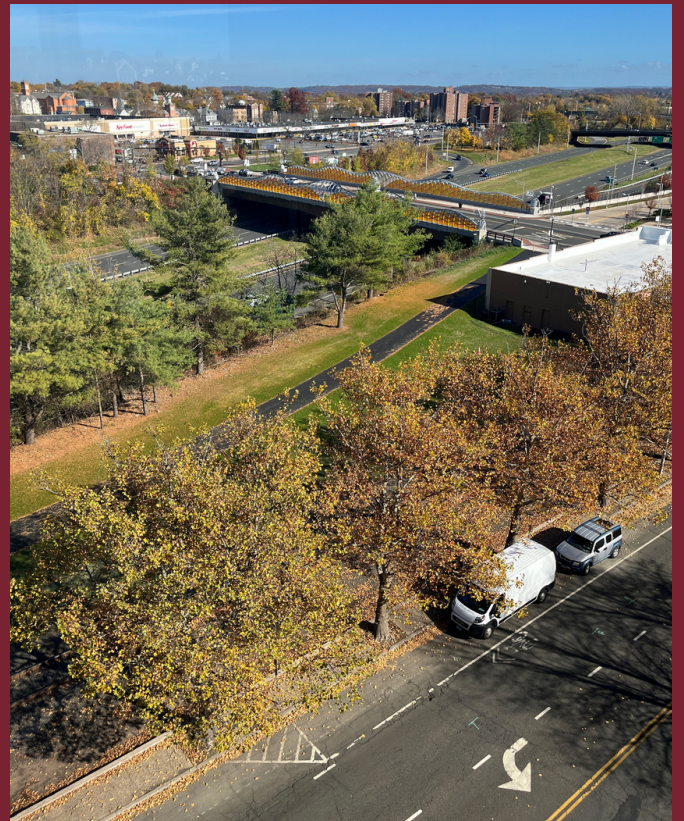
This project involves improvements to Arch Street, which is part of an area dedicated as “Barrio Latino” to celebrate this neighborhood’s Hispanic culture. The featured improvements, from Main Street to Whiting Street, address poor aesthetics, lack of shared spaces and placemaking, lack of crosswalks and access to businesses, and high vehicle speeds. The City submitted an application for funding in January 2022 to the State’s LOTCIP program for these improvements and was selected to receive \$3 million grant. Construction is expected to begin in 2024.

LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED CONCRETE SIDEWALK
	STAMPED BIT. CONCRETE PAVING
	BRICK PAVING
	COMMUNITY OPEN SPACE
	AREA OF LAWN
	LANDSCAPE BUFFER
	STREET TREE
	BENCH
	RAISED PLANTERS
	OUTDOOR DINING
	PUBLIC ART PLAZA
	ORNAMENTAL FENCE
	ORNAMENTAL LIGHT FIXTURE
	RECTANGULAR RAPID-FLASHING BEACON
	CURB BUMP-OUT AND CROSSWALK
	PAINTED CROSSWALK
	PROPOSED BIKE LANE
	EXISTING BIKE LANE



THE BEELINE TRAIL

After successfully completing the entrance of the Beeline Trail in Phase 8 of New Britain's Complete Street Program, work will begin in Winter 2023 on the Beeline Trail Phase 2. Phase 2 is a section of trail that will run from West Main Street near Lincoln Street to Corbin Avenue near the Route 72 and Blackrock Ave. Phases 1 and 3 will be constructed following Phase 2. The "Beeline Trail," a component of the CTfastrak Multi-Use Trail, was fully funded by a \$16,366,554 CT DOT grant awarded the Capitol Region Council of Governments. This project will connect the Farmington Canal Heritage Trail in Plainville to the Beeline trail that begins in Downtown NB and extends into Newington.



ENERGY & INNOVATION PARK - PHASE I



The Energy & Innovation Park Project was initially announced back in 2018, after 15+ years of planning and vision.

Phase I of this project was kicked off in December 2022 by project owner Generate Capital, the construction team at O&G Industries, fuel cell manufacturer Bloom Energy, and local elected leaders. This project will serve as a catalyst for future innovative development of the site and the entire Myrtle Street corridor.

Phase I Details:

- Will provide clean energy to the City's electric grid through the installation of 67 20-megawatt hydrogen fuel cell units, the largest grid connected project in North America.
- Overall cost of about \$80M
- Will create over 600 new jobs in the first year and generate nearly \$250,000 in tax revenue each year over the next 20 years.
- Construction will last through 2023, project completion is expected March of 2024.

The \$1 billion fuel cell-powered micro-grid and data center project has received a 10 year sales and use tax exemption worth \$55.2 million. The tax break was awarded by Connecticut's venture capital arm, Connecticut Innovations (CI). The exemption, which covers computing equipment purchased for the data center, is the largest of its kind to ever be handed out by CI.

Plans for this site continue to evolve in response to the external business environment.

267 MAIN ST - THE BRIT



Design Rendering



Current



Before

Located on the corner of Main St. & Bank St., the parcel once was the location for Burritt Bank. The 24,500sq/ft building was razed and a stylish new six-story building known as "The Brit" is nearing completion in Summer 2023. Developer Avner Krohn of Jasko Development has produced many other successful projects downtown and has taken on the busy corner to bring market rate housing in an industrial themed building.

Approximately 107 units will be constructed and development is currently underway for this \$20+ million investment in downtown. Only one block away from the CTfastrak transportation hub, this property will be able to offer tenants private parking with the City's municipal garage directly across the street. The estimated completion date for this project is August 2023.

IN THE NEWS

'The Brit' in New Britain: Developer plans stylish apartment building and promises more on the way

The Hartford Courant - October 5, 2021

Developer Avner Krohn breathes new life into downtown New Britain

Hartford Business Journal - November 29, 2021

283 MAIN ST - THE HIGHRAILER



Design Rendering



Current

The neighboring property to The Brit, formerly three separate parcels, was purchased by Jasko Development to build a "sister building" to add to the critical mass of development on the same block. Design plans call for high-end amenities including a ground floor gym and indoor-to-outdoor dining space. The building will have 114 apartment units with 6,000 square feet of retail space on the ground floor. Jasko CEO, Avner Krohn, chose the name "Highrailer" to honor the area's history, as the property sits next to the train tracks.. The definition of "highrailer" is one who is a professional train hobbyist. The Highrailer is on schedule to be completed by Spring 2024.

157 MAIN ST - THE STRAND

Mayor Stewart announced in September 2022, that Jasko Development will be constructing an 100 unit apartment building at 177 Main Street, that will be known as "The Strand". The building will honor the old Strand Theater, which was a local landmark with a distinctive marquee. The \$20+ million dollar project will have 57 studio apartments, 27 one-bedroom apartments and 16 two-bedroom apartments. Parking, crosswalks, traffic signal and sidewalk improvements will accommodate the expected increase in pedestrian and vehicle traffic. The project is expected to break ground fall 2023.



185 MAIN ST

Owned by the State of Connecticut, 185 Main St. is going through the process to build out each floor to welcome two local institutions downtown. Charter Oak State College will be moving from their current location, an investment of over \$4.2 million, to occupy the first two levels, while the Connecticut Community College System (CT STATE) announced they will be moving their administrative offices to this downtown building to occupy the top two floors.

When renovations are completed and the building fully occupied, there will be another 130+ daily employees in the downtown. This will bring a number of new patrons to downtown New Britain to experience the onset of new restaurants and cuisine right across the street and in the surrounding area. The project is scheduled to be completed by year end 2023.



27 MAIN STREET - THE DORIS BUILDING

Purchased in 2020 by Avon Dream Housing & Rehab, construction and rehabilitation on the "Doris Building" (circa 1918) have begun after sitting vacant for nearly four decades. Currently, the first floor of the building consists of retail businesses and will be reconfigured to offer more space. **This is our first opportunity zone investment.**

Located at the southern gateway to Downtown New Britain, The Doris offers private parking and is within walking distance 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 24 new studio apartments with ground floor retail space. The project commenced in 2021 and is working its way towards completion in fall of 2023.



125 COLUMBUS BLVD.



Adjacent to Columbus Commons Apartments and Herald Square, this 0.85 acre site is located in the CBD (Central Business District) zone. The City released a Request for Proposals in Q1 of 2023 and selected a winning proposal. The project is expected to produce over 80 new affordable units.



102 WEST MAIN STREET

Originally built in 1969 as a Midconn Bank branch, 102 West Main, was bought in early 2022 by Avon Dream Housing's Amit Lakhota. The project calls for a 79-unit unit apartment building and commercial space. The project will be adding two stories to the existing structure and will retrofit the building envelope for residential use. The plans for redevelopment include two restaurants, one of which is proposed for the new rooftop on the fifth floor. In December of 2022, the City of New Britain was awarded a \$4 million grant from DECD to help complete the project. The project will break ground September 2023.



5-39 ARCH STREET



Amit Lakhota of Lakhota Bros. LLC, purchased 5-39 Arch, a mixed use building on the corner of Arch and Walnut Streets. Per the developer's initial architectural drawings, all exterior historic elements will be saved and rehabilitated, making the project eligible for historic tax credits. The developer began initial work to clean out the upstairs in 2022 and plans to begin the interior conversion and renovation work in 2023. The project scope calls for exterior rehabilitation of the building, complete renovation of second floor and conversion of former office space on second floor to 10 apartment units, and renovations of the first floor for commercial purposes. This property was a recipient of a TIF Loan through the City of New Britain in the amount of \$353,107.



THE PROBITION - 67 ARCH STREET

Developer Dan Czyzewski of Exclusive Development bought the building at 67 Arch Street, performed a full renovation, and reactivated the property as a mixed-use building with a downstairs bar and restaurant. Both the upper floors and commercial space were vacant for over a decade. The project is a key linchpin of activity between the Downtown and the projects under construction further down Arch Street. The project is a smaller scale version of Exclusive Development's successful redevelopment of 222 Main Street in Downtown and will offer 12 market rate-luxury units in an historic building. Named The Prohibition, the project was completed in Spring 2023 and debuted the I Know You Know speakeasy.



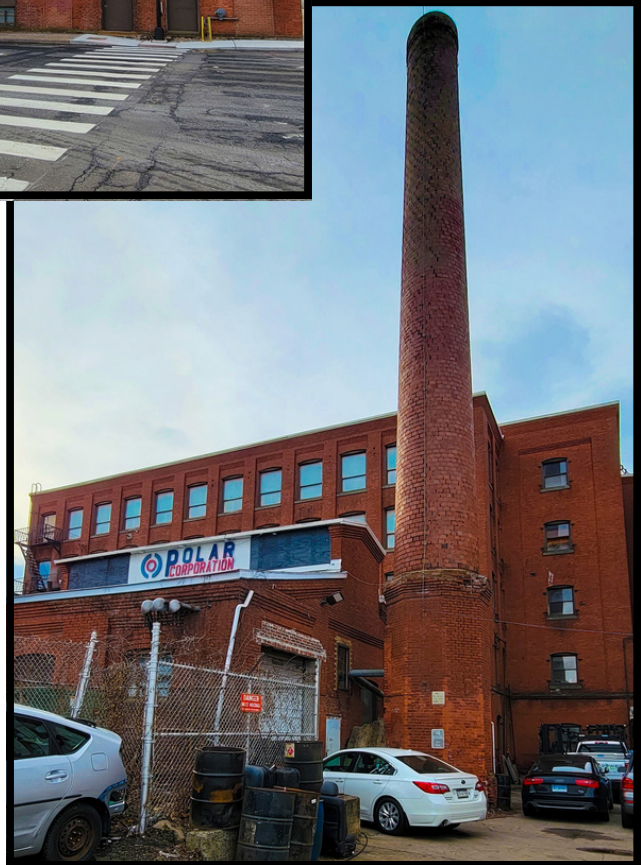
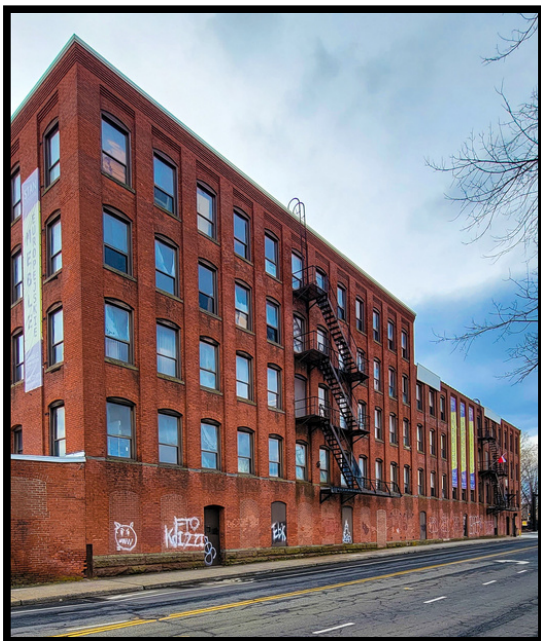
IN THE NEWS:

[New Britain looks to bar named 'Prohibition,' renovated apartment building to lead revival of Arch Street corridor](#)

27 COLUMBUS/43 HIGH ST. THE POLAR BUILDING

Awarded \$1.4 million in state brownfield grant funding for remediation, the Polar Building will become a market rate apartment development with approximately 62 units. A staple building in downtown, this blighted building will go through a major transformation at an estimated cost of \$15 million.

Preliminary site work is underway as the owner works to secure financing for the complete renovation.

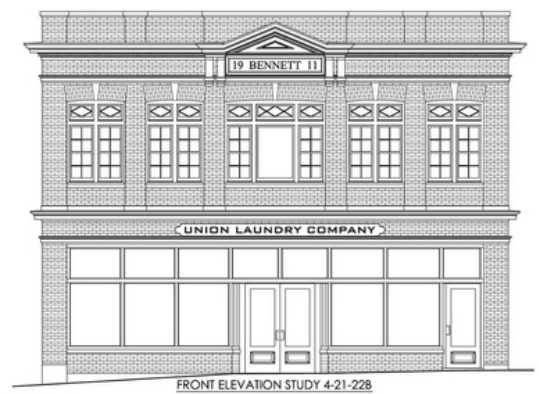
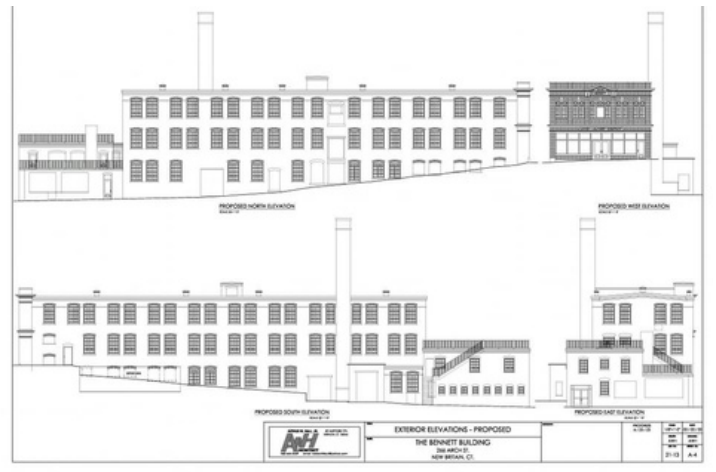


\$15M project will turn blighted N. Britain property into mixed-income apartment development

Hartford Business Journal -January 10, 2022

266 ARCH ST.- THE BENNETT BUILDING

Although it enjoyed a long history of manufacturing, the Bennett Building at 266 Arch Street has sat vacant for more than 25 years. Developer Spencer Tracy, submitted his purchase offer in the fall of 2019 that was accepted by the City. Holding strong through the pandemic, Mr. Tracy began the necessary remediation of the old commercial laundry and cleaning factory with a City grant. Located in New Britain's 'Barrio Latino' District, the design plans call for a unique transformation that will add apartment flats, street front retail and manufacturing of a popular specialty item primarily sold in Europe. Residential space will consist of 10 market rate and affordable one and two bedroom units with loft space. Each unit will also have private parking. The project has finished remediation and a new roof was built in early 2023.



189 CHESTNUT STREET - THE STUDY ON CHESTNUT



The building at 189 Chestnut Street was recently purchased by a new developer, Alex Opuszynski of Atlas Building & Consulting LLC. Originally built in 1915, this building was first home to a window/door manufacturer then housed Plimpton & Hills Plumbing Supply for many years. The property is a recipient of the Downtown Development Grant. The plan is for it to be used for 30 new apartments with a few reserved for affordable housing. Plans are being finalized now, construction is set to begin in late early fall 2023 and completion will be on track for 2024.

480 MYRTLE STREET - THE BURRITT



The Burritt, which sits directly next to Energy & Innovation Park, is just the beginning of our vision for transforming the Myrtle Street corridor. The building used to be home to the Stanley Tools factory. The structure, built in 1947 on a one-acre lot, will be redeveloped into new housing. Construction is expected to take about one year.

Developer Amit Lakhota's company Avon Dream Housing, purchased the 125,000 sq. ft. building for \$2.5 million in February 2022. Plans for future apartment-style housing "The Burritt" were unveiled in May with city officials and construction manager T Long Construction. Estimated completion date is early 2024.



608-686 MAIN - THE BERKOWITZ BUILDING

Purchased by Capital Restoration, Inc. in 2015, the Berkowitz Building has been 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. Having been an eyesore for a number of years, the City is looking forward to seeing this building brought back to its highest and best use.

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 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 property was sold in Spring 2023 to a nonprofit developer who plans to build a second phase of townhomes on adjacent parcels along Main Street.



COMING SOON: 265 WEST MAIN - CATERINA ON THE PARK

Work has begun to transform the property at the corner of 265 West Main Street and 17 Park Place. The current house at 17 Park has been an uninhabitable eyesore for nearly 30 years, but thanks to the purchase of the property, by developer Peter Defino, residents of the area can expect a brand new 5 story mixed-use building featuring both residential and commercial use. Named after his mother, Caterina on the Park, will feature 8 retail spaces that will include a nail salon, European-style coffee shop, and a chiropractor's office. Additionally, the property will include 1 & 2 bedroom apartments on floors 2-5.

This project is currently in the demolition phase with construction expected to commence in fall of 2023. Completion is expected spring of 2025.

CURRENT
VIEW



DESIGN
RENDERING

