



DOWNTOWN DEVELOPMENT UPDATE 2025

City of New Britain

Mayor Erin E. Stewart

Jack Benjamin, Director of Planning &
Development

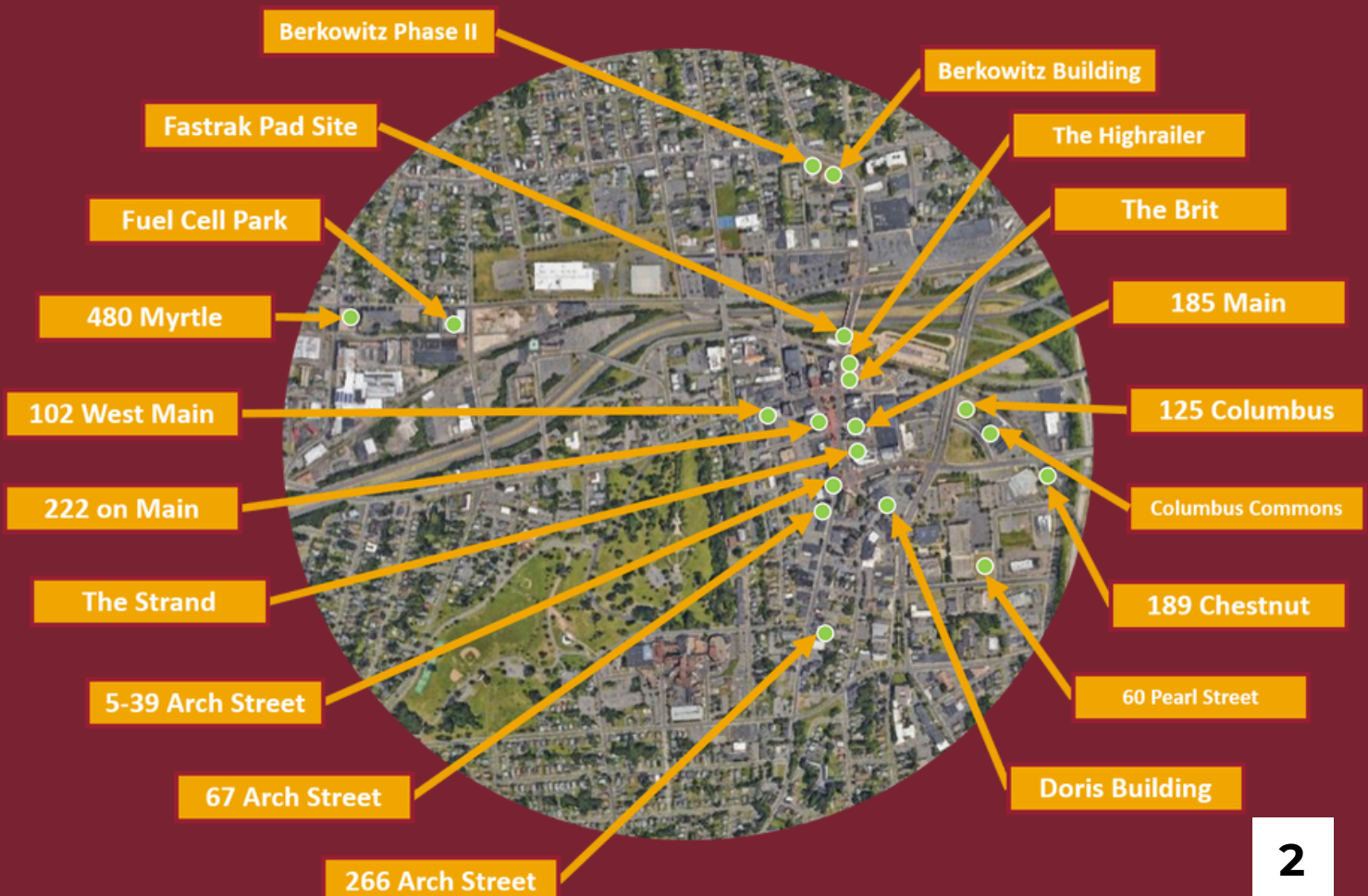
www.newbritainct.gov



Table of Contents

Mayor's Overview	Page 3
POCD	Page 4
Vision Zero	Page 5
Complete Streets	Page 6 - 7
The Beeline Trail	Page 8
Fuel Cell Park	Page 9
Myrtle Street Corridor	Page 10
Downtown Projects	Page 11 - 21
Completed Project Summary	Page 22 - 23
Beehive Bridge	Page 24

Project Map



OVERVIEW

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

As my final term comes to an end, I am proud to have led the transformation of Downtown New Britain and paved the way for development projects in almost every corner of the City. As a result nearly \$45 million in Complete Streets projects and infrastructure improvements, there has been an influx of outside investment that the City has not seen in decades.

Currently there is over \$235,200,000 in private development projects in Downtown New Britain alone, as a result of vigorous hard work, planning, and collective buy-in to a long term vision for our City.

The following pages will give you a brief glimpse of ongoing & recently completed projects in the downtown area and those that are coming in 2025 and beyond.

-Mayor Erin Stewart

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



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 Here](#)



VISION ZERO

Vision Zero is an evidence-based strategy used to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. The overarching goal of Vision Zero is to reduce traffic fatalities to zero by treating them as preventable. While often referred to as “accidents”, the reality is that many crashes that resulted in serious injuries and fatalities could have been prevented. For this reason Vision Zero uses the term “crash” rather than “accident”.

The foundation of many Vision Zero plans focuses on the five E's: engineering, education, encouragement, evaluation, and enforcement to help make our roads and user behavior safer. Vision Zero recognizes that people will sometimes make mistakes, so the road system and related policies should be designed to ensure those inevitable mistakes do not result in severe injuries or fatalities.

In the spring of 2024, the City of New Britain began its Vision Zero journey, and its adoption of a Safe System's approach to its transportation network. Vision Zero New Britain involves the City setting a goal of eliminating serious injuries and fatalities on the City's roadways, and taking significant steps to make this goal a reality. Working with the City's Vision Zero Task Force, the initial step involves the City developing a Safety Action Plan.

[Link Here](#)



COMPLETE STREETS ROADMAP



In May of 2022 the City completed the Complete Streets Roadmap which lays out our plan to bring Complete Streets city-wide. 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

[Link Here](#)

COMPLETE STREETS ROADMAP- ARCH STREET

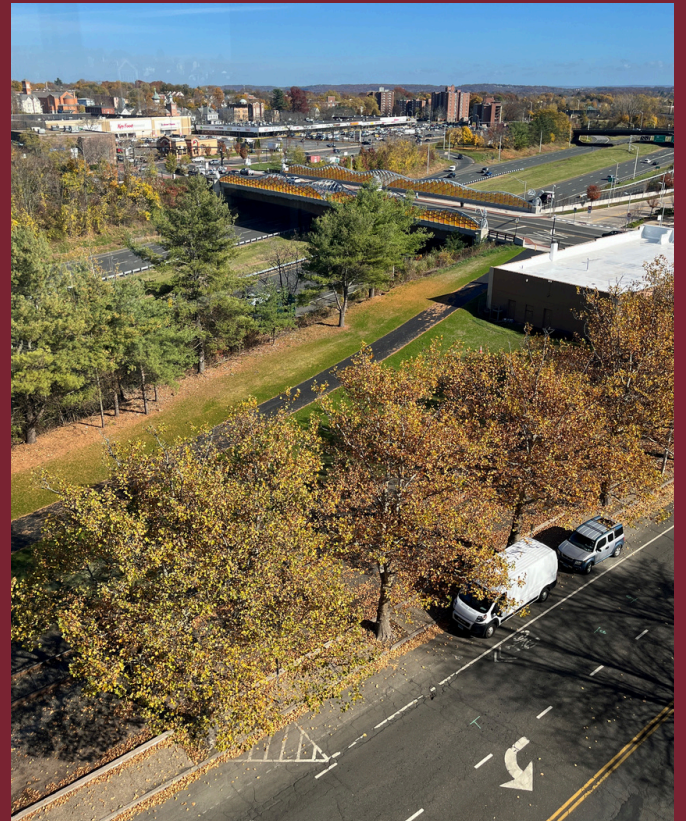
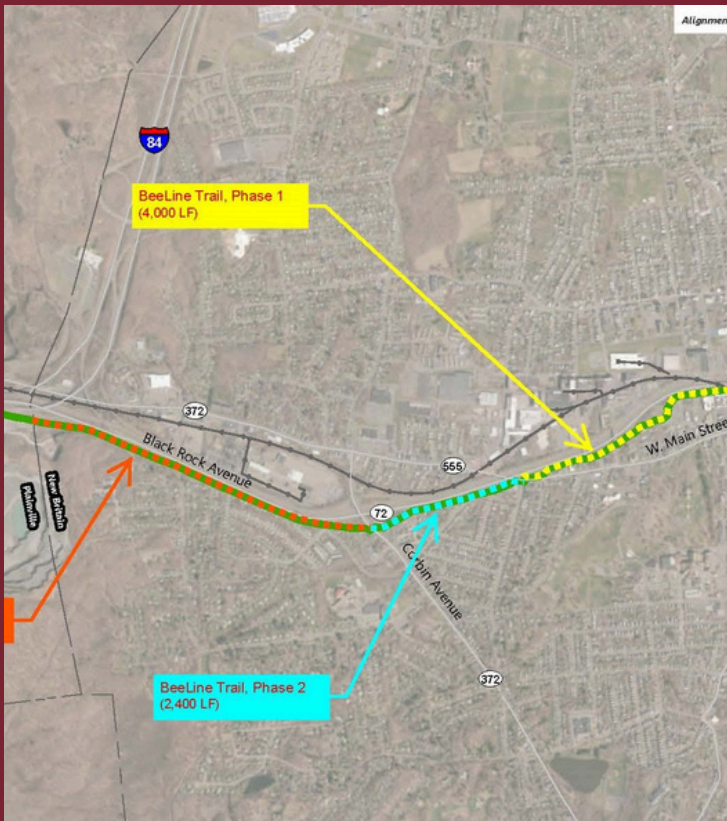
This project involves improvements to Arch Street, which is part of an area dedicated as “Barrio Latino” to celebrate this neighborhood’s Hispanic culture. The featured improvements, from Main Street to Whiting Street, address poor aesthetics, lack of shared spaces and placemaking, lack of crosswalks 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 a \$3 million grant. Construction is expected to begin in the summer of 2025.

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 began in Winter 2023 on the Beeline Trail Phase 2. Phase 2 is a section of trail that runs 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. Construction begins spring of 2025.



FUEL CELL PARK



The fuel cell park 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.

Once this \$80M project is completed it 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. The fuel cell park has established the groundwork for further development on the Stanley Works site and along the Myrtle Street Corridor. Construction was completed in March of 2024 and the fuel cells were activated in May 2024.

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

MYRTLE STREET CORRIDOR

Stanley Black & Decker ● Mount Pleasant ● Rich Products Corporation

Since the early 19th century, Myrtle Street has served as a primary traffic artery extending west from New Britain's downtown. Development occurred rapidly just before 1900 with the establishment of Stanley Tool Works. A decline in industrialization resulted in many of the factories closing leaving behind large underutilized industrial parcels. Additionally, the construction of Route 72 during the 1970s razed many former manufacturing buildings and cut off the corridor from Downtown and the West End neighborhoods.

By 2024, Myrtle Street began to experience a resurgence, with a variety of projects in planning and active development stages, including the expansion of Rich Products (and addition of 100 new jobs), the redevelopment of Mt. Pleasant Village, the redevelopment of 480 Myrtle Street, the forthcoming complete streets project, and the reimagining of the Stanley Black and Decker site.



MYRTLE STREET / WASHINGTON STREET INTERSECTION RENDERING

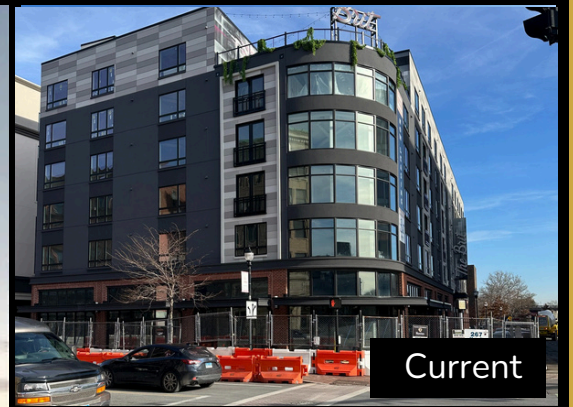
MYRTLE STREET STREETScape IMPROVEMENTS
NEW BRITAIN, CT
MAY 2024



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 and already leasing. 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.

The recently constructed 107 units are 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 anticipated ribbon cutting for this project will be in the spring of 2025.

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 2025.

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 be completed in mid-2026.

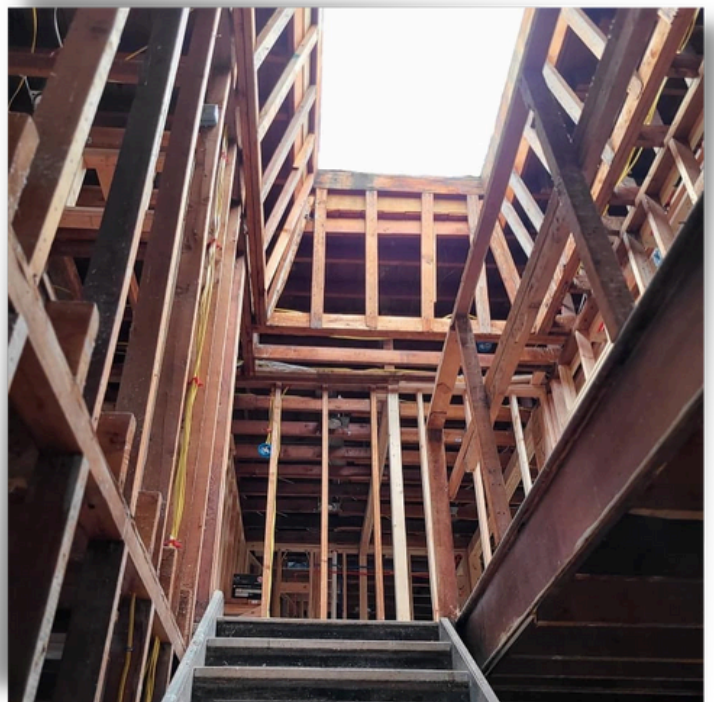


27 MAIN STREET - THE DORIS BUILDING

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 the City's 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.

The 12,400 square feet of formerly vacant space is being developed into 24 new studio apartments with ground floor retail space. The project is on pace for leasing in Winter 2025.



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 is planning to release a new Request for Proposals in January 2025.

The site is one of few remaining “blank slate” parcels available for development in Downtown New Britain and near the CTfastrak station.



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 Lakhotia. 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 anticipates completion in late 2025.



5-39 ARCH STREET

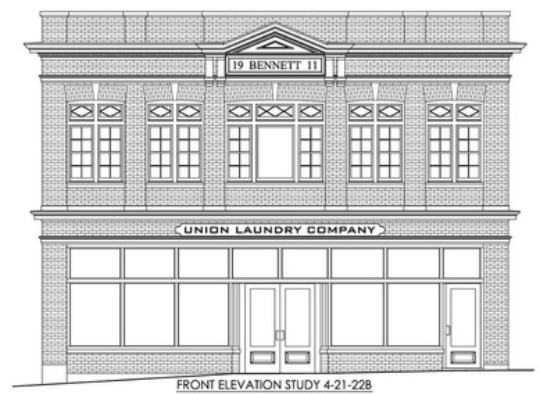
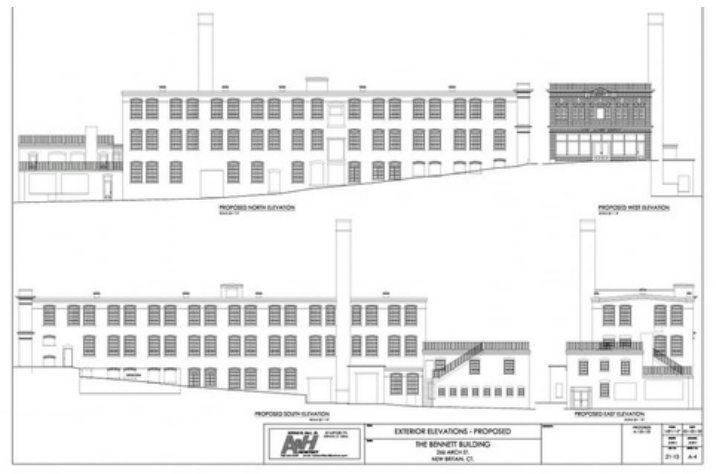


Amit Lakhotia of Lakhotia Bros. LLC, purchased 5-39 Arch, a mixed use building on the corner of Arch and Walnut Streets. Per the developer's initial architectural drawings, all exterior historic elements will be saved and rehabilitated, making the project eligible for historic tax credits. The developer began initial work to clean out the upstairs in 2022 and plans to begin the interior conversion and renovation work in 2025. 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.



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 completed remediation and a roof was built in early 2023. The residential component is on pace to lease in Fall 2025.

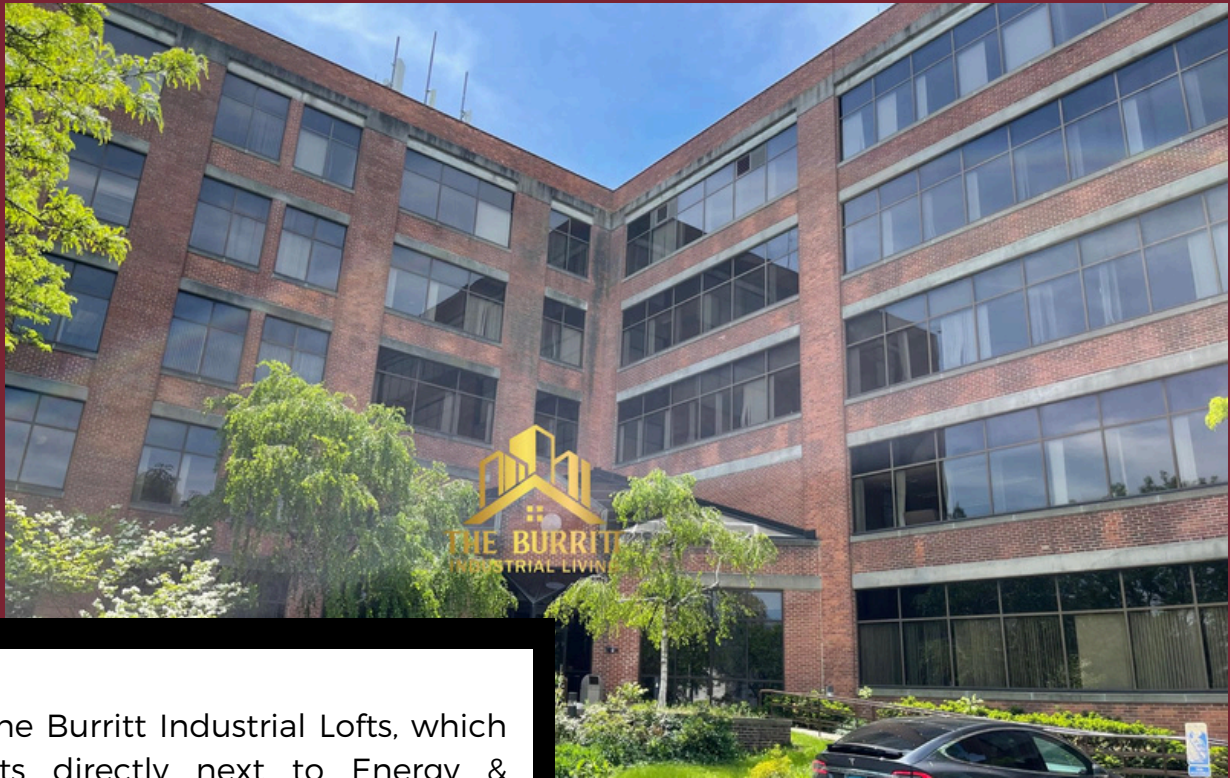


189 CHESTNUT STREET - THE STUDY ON CHESTNUT



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. Construction is in full swing as of January 2025 and completion will be on track for fall 2025.

480 MYRTLE - BURRITT INDUSTRIAL LOFTS



The Burritt Industrial Lofts, 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 Industrial Lofts" were unveiled in May with city officials and construction manager T Long Construction. Estimated completion date is Spring 2025.



BERKOWITZ - PHASE II

In spring of 2023, Chrysalis Center Housing Development Corp. purchased the recently renovated and revitalized Berkowitz Building, a 24-unit residential building at 608 Main Street. Chrysalis then purchased the adjacent empty parcel with the intention of building townhomes.

The Berkowitz Phase II project will produce 28 townhomes. The project will result in units specifically for people making up to 30%, 50% and 60% of the area median income, and is expected to be complete in 2025.



COMPLETED DEVELOPMENT & INFRASTRUCTURE PROJECT SUMMARY

	PROJECT NAME	ADDRESS	BUILDER/ DEVELOPER	Project Type	Development Scope	Total Units	Year Completed
✓	Andrews Building	136 Main Street	JASKO	MF/Mixed-Use	Office Conversion	20	2019
✓	Courtland Arms	57 Court Street	CHRYSLIS	MF	Rehab	24	2020
✓	Columbus Commons	145 Columbus Boulevard	Dakota Partners	MF/Mixed-Use	Ground Up	80	2020
✓	222 on Main	222 Main Street	Exclusive Development	MF/Mixed-Use	Rehab	43	2021
✓	The Prohibition	67 Arch Street	Exclusive Development	MF/Mixed-Use	Rehab	9	2023
✓	The Berkowitz	608 Main Street	Capital Restoration	MF	Rehab	24	2023
✓	CT STATE / CHARTER OAK	185 Main Street	CSCU State of CT	Commercial Office	Rehab	N/A	2023
✓	The Plaza Bldg/CMHA HQ	233 Main Street	CMHA	HEALTHCARE/ OFFICE/MIXED USE	Rehab	N/A	2017

Mayor Stewart has led the transformation of Downtown New Britain, and paved the way for development projects in almost every corner of the City. As a result nearly \$45 million in Complete Streets projects and infrastructure improvements, there has been an influx of outside investment that the City has not seen in decades. Listed above are completed projects as a result of this work.

Currently there is over \$235,200,000 in private development projects in Downtown New Britain alone, due to Mayor Stewart's vision and the investment her administration has made.

COMPLETED DEVELOPMENT & INFRASTRUCTURE PROJECT SUMMARY CONT.

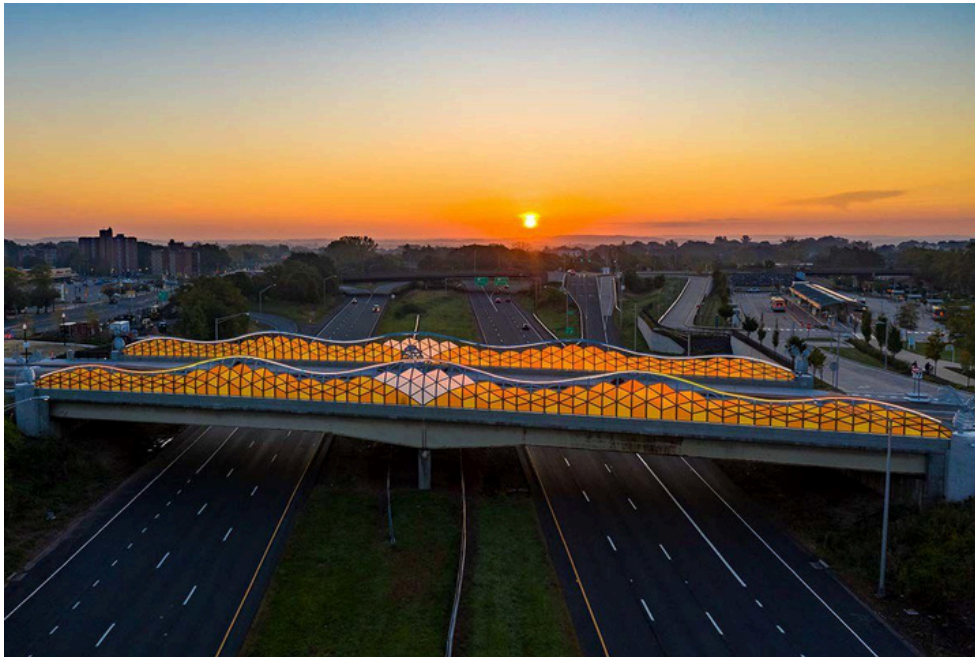
COMPLETE STREETS

	PROJECT NAME/PHASE	Cost	Year Completed
✓	PD (I)	\$250,000	2012
✓	Main + Chestnut (II)	\$1,500,000	2014
✓	Central Park (III)	\$4,130,500	2017
✓	Roundabout (IV)	\$3,200,000	2018
✓	Beehive Bridge (V)	\$7,500,000	2019
✓	East Main (VI)	\$3,000,000	2021
✓	Columbus + Chestnut (VII)	\$2,000,000	2022
✓	Washington + Chestnut (VIII)	\$3,000,000	2024

The Complete Streets Master Plan was developed for Downtown New Britain in 2013 to provide a vision and step-by-step plan to unify its downtown area with attractive streetscape while maintaining aesthetics authentic to New Britain's history. The Master Plan follows design practices that improve 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 made a nearly \$50 million investment to fund the construction of roads and sidewalks, update lighting fixtures and landscapes, and make other improvements through eight phases.

A signature project of the complete streets plan was the award winning Beehive Bridge, completed in Phase 5.

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.

Completed in 2018, 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 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 has won numerous awards including the National ACEC Engineering Excellence Award and ENR New England Best Projects - Award of Merit.

