

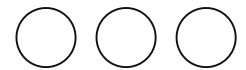
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Significant housing projects in development across Connecticut

Apartment buildings and townhouses are springing up across Connecticut as demand for housing and real estate stays hot.

STAFF REPORTS

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ousing, no matter which way you want to talk about it, is a key issue in Connecticut.



The home-buying market since the start of the COVID-19 pandemic has been analyzed every which way due to skyrocketing prices, a shortage of housing stock, rising interest rates and more.

Affordable housing is a separate, but sometimes controversial issue. Many towns across the state have much less available affordable housing than the state requires, but the rule is not strictly enforced.

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Developers across Connecticut are building, renovating and constructing housing at a rapid pace. Here we look at some significant housing developments in the state's most populated regions.

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BUILDING B



Updated design plans presented to the Zoning Commission in Brookfield for an apartment complex, Green Acres, on Federal Road.
Contributed photo

A Pennsylvania-based firm is expected to start construction in spring 2023 on 100 apartments, including 20 incentive rate units at 857 Federal Road in Brookfield, according to Greg Dembowski, the town's economic and community development specialist.

Known as the [Green Acres Luxury Apartments](#), the project has been in the works for about a decade. The Brookfield Zoning Commission approved the development in 2013. Under new ownership, the design changed from four buildings to two.

Property records show Federal Road Apartments, LLC purchased the property for \$2.15 million in April 2022. Some land clearing work has already started at the site, Dembowski said. The firm is based in Fields, Pa.

Danbury

Former News Times building



149-unit apartment building under construction at the former News-Times building at 333 Main Street, in Danbury, Conn. Tuesday, October 4, 2022.

H John Voorhees III/Hearst Connecticut Media

A 149-apartment building at the former headquarters of The News-Times should be completed by 2023, despite the developer missing two deadlines to have the Main Street project built by 2022. The complex will have a rooftop pool overlooking Main Street and a pedestrian bridge over the Still River in the back of the property that to an existing apartment building owned by the developer called Brookview Commons.

The five-story apartment complex, which is across the street from the 374-unit Kennedy Flats complex, was called “an important component of the city’s efforts to revitalize the central business district,” by Danbury Mayor Dean Esposito.

Summit



The former Matrix Corporate Center built originally for Union Carbide in Danbury, Conn., which in early 2019 is in the process of being redeveloped for a mix of uses by Fairfield-based Summit Development.

Contributed photo / Hearst Connecticut Media

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At the [former Union Carbide headquarters](#) on Danbury's west side, 404 apartments will be constructed as part a wider effort to breathe new life into the 1.2 million-square-foot building. Now known as the [Summit](#), the master plan for the building also calls for more than 1 million square feet of non-residential space. Developers at one point were going to build 180 apartments to make room for a public middle and high school, but those plans were scrapped earlier in 2022. Summit Development purchased the building in 2018 for \$17.8 million.

Darien

Corbin District



The Corbin District, a mixed-use redevelopment of downtown Darien. The 7.17-acre site spans from Corbin Drive to the Bank of America building on the Post Road. Work is expected to the project in early 2020.

Baywater Properties

If completed as planned under developers David Genovese and Penny Glassmeyer, the Corbin District will transform downtown Darien. The project is notable for its scale, with 11 new buildings and a town green on

seven acres requiring extensive demolition and site preparation for new construction.

The first phase on the northeast side of Corbin Drive is expected to be completed in early 2023. The buildings include first floor commercial uses and upper residential floors, a total of eight one-bedroom units and 30 two-bedroom units.

The second phase, redevelopment of the southwest side of Corbin Drive, will begin in 2023.

The entire project will include 116 units, two of which will be deed-restricted affordable units (other deed-restricted affordable units were constructed at 26 East Lane).

The expected completion date of the Corbin District is sometime in either 2024 or 2025.

Darien Commons



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Construction of Federal Realty's Darien Commons project continues in Darien, Conn., on Thursday August 11, 2022.
Christian Abraham / Hearst Connecticut Media

The Darien Commons, a mixed-use reimagination in the town's downtown, includes 63,000 square feet of retail space and has [already begun leasing to retail tenants](#), including Walgreens and Equinox. Federal Realty is the developer of the project.

The first phase of construction involved the demolition of a Stop and Shop and an old Walgreens. A mixed-use building containing a new Walgreens and 58 residential units took its place. Of the 31 one-bedroom units and 27 two-bedroom units, eight are deed-restricted affordable units.

Renters who wanted an affordable unit had to [apply to a highly anticipated housing lottery](#) over the summer.

Connecticut Real Estate

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Those who put their name in the lottery get placed on a list that determines the order of who gets an apartment. The list is valid each year as leases end, said Steve Olvany, chair of the town Planning and Zoning Commission.

Eligibility for the affordable units is restricted to households with incomes at or below 80 percent of the statewide median income. Since the statewide median income may change, the rents can also change.

The second mixed-use building is expected to be finished in early 2023. That building will contain 64 units total – 36 one-bedroom and 28 two-bedroom units. Of those, another eight will be affordable.

Newtown

Mt. Pleasant Road apartments

farm into 220 townhouses. The plan by Farrell Building Co. to cluster 220 units and a clubhouse with a pool and tennis courts on Mt. Pleasant Road in Newtown's Hawleyville neighborhood would be just east of Interstate 84's Exit 9.

The townhouse proposal on 33 acres has attracted a small but vocal group of residents opposed to the plan. Farrell, which completed a 74-unit apartment complex south of downtown Sandy Hook in 2021, argues that townhouses are a good fit for the Hawleyville property, which was approved for "a vastly larger project" in 2018 that was never built. The townhouse proposal was being reviewed by Newtown's Planning and Zoning Commission in mid-December.

Shelton

Clock Tower at Petremont Lane

A rendering of the latest proposal for the corner of Petremont Lane and Coram Road. The development would have ground-level parking and four levels with 100 total apartments. Contributed photo

computer/study room along with a dog park and two rooftop lounges that would overlook the Housatonic River.

The parking will be on the ground level, with four stories of apartments above – 40 studios, 32 one bedrooms, and 28 one bedrooms with an office.

Bellis said the developers are designating 10 units as affordable under the state statute 8-30g. Bellis said each unit will have two parking spaces.

The site is bounded by Petremont Lane to the west, an undeveloped, wooded area to the east, commercial development to the south, and Coram Road to the north.

Riverview Park Royal

Rendering of the proposed Riverview Park Royal, a five-story structure that would house 92 apartments and 11,000 square feet of retail, with 205 parking spaces, at 113 to 123 Canal St.
Contributed drawing

The commission, in its approval, affirmed its stance on nine affordable units, further recommending the units be reserved in a “mix that corresponds generally with the overall mix of the proposal, such as three studios, two one-bedroom and four two-bedroom.

Overall, there would be 28 studio apartments, along with 16 one-bedrooms, 44 two-bedrooms and four three-bedroom apartments.

Structured parking will be provided on a deck at street level, at the rear of the commercial space and under the apartments, with a lower level of parking at the basement level. There will be 205 on-site parking spaces, with one designated for each apartment.

The site, tucked between the railroad tracks and Veterans Memorial Park, consists of 2.57 acres and was originally part of the former industrial development along Canal Street but is now owned by the City of Shelton.

Stamford

East Main Street

An artist's rendering of 130 new apartments on Stamford's East Side pitched by developer Wellbuilt on Monday. The project builds off of four years of past proposals. The zoning board discuss the project again at its April 25 meeting.

/ Contributed by the City of Stamford

In Stamford, developer Wellbuilt is turning a block of East Main Street into an apartment complex with retail space lining the street.

Wellbuilt pitched the first iteration in 2018, and the project grew as the developer purchased more of the abutting property.

Besides the 130 new apartments — 18 of which are designated for low-income residents — there is just over 2,000 square feet of ground-floor retail.

An earlier plan for 85 units had 10 set aside as affordable. But according to city zoning regulations, the developer must provide more affordable housing units than traditionally required for new projects because it demolishes pre-existing housing. Since the plan razed 17 apartments with rents below market rate, the

company must build an additional deed-restricted unit affordable to someone making 65 percent of Stamford's median income for every two it removes.

Construction is expected to take place during 2023 with completion in mid 2024.

True North

245 Atlantic St.: The large brick apartment building planned for this site was back in front of the Zoning Board this week with the developers requesting a change to make the structure larger. The development, which was approved two years ago to be seven stories high, was meant to appear similar to an early 1900's mercantile structure, on what is now a parking lot adjacent to the Basilica of Saint John the Evangelist. The new plan calls for two more stories comprised of more than 70 additional units. The change, according to the developer True North LLC, was prompted by the new 13-story structure, replacing a St. John tower, slated to go up next door.

Barry Lytton / Hearst Connecticut Media

The high-rise apartment project later got approval to up the number of units – and stories – by about 70.

The 11-story high-rise building at 245 Atlantic St. will include a garage, retail space, amenities and a Life Time Fitness gym.

The completion date is set for 2023.

The Smyth is a 414-unit structure that takes up the entire block on Washington Boulevard between Bell Street and Tresser Boulevard in Stamford. It also boasts 19,333 square feet of retail space.

First approved in 2019, The Smyth replaced one of the three St. John's Towers — built as an affordable housing complex during Stamford's urban renewal era in the 1960s.

Construction stopped and started after issues with its contractor and The Smyth's developer, Lennar Multifamily Communities, ultimately hired another to finish the project.

Heading into 2023, the studio, one-, two-, and three-bedroom apartment homes at 885 Washington Blvd. are available for pre-leasing

Hartford

Arrowhead Gateway

Hartford Mayor Luke Bronin speaks during a news conference in July, announcing a \$6.3 million grant that will be used to help redevelop the area near Dunkin' Donuts Park.
Jonah Dylan / Hearst Connecticut Media

Concourse Park

A rendering of the proposed Concourse Park complex in East Hartford.
Courtesy of Town of East Hartford

455 Sherman Ave.

A stretch of road near 455 Sherman Ave in Hamden, Conn., the site of proposed affordable housing, on March 22, 2022.

Meghan Friedmann / Hearst Connecticut Media

MADISON

Wellington at Madison

Rendering of what the completed Wellington at Madison will look like when it's finished.

Contributed photo

Darrell Brooks, chief of operations for Beulah Land Development Corporation, far left, and his father, Bishop Theodore Brooks, embrace during a ground breaking ceremony for a 69-unit affordable housing project on Dixwell Avenue in New Haven on August 9, 2022.

Arnold Gold / Hearst Connecticut Media

Beulah Land Development Corp. teamed for the project, located at 340 Dixwell Ave., 316 Dixwell Ave. and 783 Orchard St., with New York City-based non-profit developer HELP USA and Spiritos Properties, also of New York.

ConnCAT Place

The City Plan Commission in September unanimously approved plan changes for the \$200-million-plus ConnCAT Place development to revitalize the deteriorating Dixwell Plaza shopping center in the heart of the city's Dixwell neighborhood.

The City Plan Commission approved an earlier version of the plan in December 2021 and the Board of Alders approved a \$750,000 deal to sell two key properties to ConnCORP in February.

The plan's Phase 1 calls for ConnCORP, the for-profit subsidiary of the nonprofit ConnCAT, to demolish the existing Dixwell Plaza and the former Elk's Club on Webster Street and replace them with a new headquarters for ConnCAT, 184 apartments, 20 percent of which will be "affordable" with below-market rents, a food hall, a 20,000-square-foot grocery store, 5,600 square feet of retail space, a health care clinic, daycare center and public plaza.

The recent changes included eliminating an underground parking garage that proved too expensive. Getting rid of the parking garage in favor of a larger temporary surface lot in the project's first phase and adding a third deck to another parking structure to be built during the second phase will lower the price of the project by "tens of millions of dollars," ConnCORP President and CEO Paul McCraven said.

Attorney Carolyn Kone said the parking garage proved to be too expensive when the applicants actually priced it out as prices rose during the pandemic.

78 Olive Street

A 14-story apartment tower has been approved for this parking lot on Chapel Street in New Haven in front of the Strouse Adler building. The new structure will add 136 one-bedroom units to the city's inventory.

Mary E. O'Leary / For Hearst Connecticut Media

Philadelphia-based PMC Property Group, won Board of Alders approval in April to build a 13-story building with 136 apartments, including 14 affordable units, on what previously was a parking lot next to the [Strouse Adler "Smoothie" building](#). The alders approved by a 24-1 vote a zone change to allow denser development than would otherwise have been allowed.

The Olive Street development will be the tallest building on the Wooster Square side of State Street and the railroad tracks – nearly twice the height of other apartment buildings approved in recent years and months. The 2.48-acre site is bounded by Olive, Chapel and Court streets and the railroad tracks that run behind the State Street Rail Station.

Now-former East Rock alder Charles Decker, D-9, chairman of the alders' Legislation Committee, which recommended approval, called it "a much better deal" than the original design, which was for 44 units with half as much affordable housing, because of the additional affordable housing it would provide.

Middletown

In Middletown, there are several developments underway or in the planning stages on and right off Main Street to build hundreds of apartments that also incorporate affordable housing, a recent focus of city officials. Once built, these flats will allow residents to enjoy Middletown's walkability.

Former Bob's Stores

New Haven real estate investor David Marasow and Milford developer Fernando Pastor are seeking to rehabilitate the top floors of a 46,000-square-foot building at 339 Main St., Middletown. They propose to construct 48 affordable apartments downtown.

Cassandra Day / Hearst Connecticut Media

Spectra Construction & Development Corp., the development firm chosen for a Connecticut riverfront project in Middletown, has created conceptual plans to build a multi-use complex downtown. The Village at Riverside will encompass 3.5 acres of land behind the police station, with 38,000 square feet of retail, 277 market-rate apartments and more. The firm will also be collaborating with city officials on a new municipal garage.

Spectra Construction & Development Corp., the development firm chosen for a Connecticut riverfront project in Middletown, has created conceptual plans to build a multi-use complex downtown. The Village at Riverside will encompass 3.5 acres of land behind the police station, with 38,000 square feet of retail, 277 market-rate apartments and more. The firm will also be collaborating with city officials on a new municipal garage.

Spectra Construction & Development / Contributed photo

The Village at Riverside, proposed by Spectra Construction & Development Corp., would be situated on a 228,000-square-foot lot behind the police station and bordered by Main Street and deKoven and Dingwall drives.

The concept calls for 277 market-rate apartments and townhomes, with 45 studio, 156 one-bedroom, 57 two-bedroom and 19 three-bedroom units.

Another downtown living project includes a \$65 million luxury apartment complex proposed on Newfield Street, near the Cromwell line. It would be built on the grassy field at the rear of 494 Newfield St., and consist of 414-unit one- and two-bedroom apartments constructed with eco-friendly and energy-efficient materials.

Produced by Derek Turner.

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