

City of TORRINGTON CONNECTICUT

Economic Development

Historic Treasures, Contemporary Pleasures





The City of Torrington Welcomes You, Thank you for taking an economic interest in our community!

Nestled in the Northwest Corner of the State of Connecticut, and the foothills of The Berkshires, Torrington is the urban center of Litchfield County. It is also the core city of "Greater Torrington", one of the largest micropolitan areas in the United States. Torrington is the perfect place for both large and small firms looking for a viable location and a skilled labor force. Just an hour's drive from Hartford or New Haven, the City is a significant contributor to the regional manufacturing belt.

Why choose the City of Torrington?

Torrington has the unique advantage of being halfway between New York City and Boston (a short 2.5 hour trip to either city). Our first-class quality of life is exemplified by our 2008 designation by Bizjournal as the #1 "Dreamtown". Torrington boasts itself as an emerging arts center with abundant retail, restaurant and manufacturing opportunities, all while supporting a strong entrepreneurial spirit. The City of Torrington and Mayor's Office welcome and invite you to immerse yourself in the Torrington Experience.

Our History

Torrington was first settled in 1735 by Ebenezer Lyman, Jr. Its early settlers resided on the hills west of the Naugatuck River where the first school, church, store, and tavern were constructed. Later, the eastern hill known as Torrington was settled, as it provided the best farmland. Torrington was given permission to organize a government and incorporate as a town in October 1740.

The fast moving waters of the Naugatuck River were used to power early nineteenth-century industries. Industrial growth skyrocketed when Frederick Wolcott constructed a woolen mill in 1813. The mill attracted a large workforce and created demands for goods, services, and housing.

In 1834, Israel Coe and Erastus Hodges began the construction of two brass mill on the Naugatuck River which sparked the beginning of the brass industry in Torrington. Soon, Torrington was producing a variety of metal products, including needles, brass, hardware, bicycles, and tacks. Between 1880 and 1920, Torrington's population exploded from 3,000 to 23,000 as immigration from southern and eastern Europe increased. In 1923, with a population of 23,000, Torrington was chartered as a city. During the growth and expansion of Torrington in the late 1920's and early 1930's the city experienced a facelift which reflected the Art Deco architectural themes of that period. Several buildings along Main Street, including the Post Office, City Hall, Allen Block, Mertz and the Warner Theater, were designed in this style and continue to maintain the character unique to the original design.

Torrington is the birthplace of abolitionist John Brown. Since the 1918 fire that destroyed the homestead, the John Brown Birthplace site has been maintained by the Torrington Historical Society. This historic landmark is recognized as a Connecticut African-American Freedom Trail site, listed on the State Register of Historic Places and designated as a State Archaeological Preserve. A granite monument was erected on the site and trails and interpretive signage set the state for a comfortable walk through the 40-acre forested site.



Traditional manufacturing jobs have always been the backbone of this Naugatuck Valley community. Today the economy still has a significant industrial component. While many of the older industries have closed, several small, innovative firms that are celebrated as global leaders in their respective industries, have filled the manufacturing gap. Principal manufacturing industries today include electronics, bearings, automotive parts, sewn products, metal castings, thermoplastic components, injection mold manufacturing and fuel cells.

ARTS

The creative economy in Torrington is a powerful engine of growth and community vitality. Together, artists, cultural non-profits, and creative businesses produce and distribute cultural goods and services that generate revenue and quality of life. Downtown Torrington is the arts & culture center for Litchfield County. The Nutmeg Conservatory attracts ballet students from around the world. Listed on the National Register of Historic Places, The Warner Theatre is a 1700-seat theater built in 1931 by the Warner Brothers and continues to be a stunning example of lush and elegant surroundings. Our downtown hosts KidsPlay, a children's museum, the Five Points Gallery, The Torrington History Museum, and a multitude of restaurants and shops.



Location! Location! Location!

Time in transit from Torrington:

Drive time to Bradley Int'l Airport (33 miles) 51 minutes

Mode of Transport from Torrington, CT	Drive Time (hours)	Air Flight Time from Bradley Int'l Airport
Boston, MA - 131 miles	2.5	42 minutes
New York, NY - 108 miles	2.5	29 minutes
Philadelphia, PA - 204 miles	4	1h 20m
Washington, DC - 338 miles	6	1h 25m
Chicago, IL - 883 miles	13	2 hours
Los Angeles, CA		7h 30m (one stop)
Miami, FL		3h 20m

Some of the major highways easily accessed from Torrington:

State Route 8 State Route 4
 U.S. Route 202 State Route 84
 State Route 91 State Route 95
 State Route 95

The Naugatuck Railroad provides Western Connecticut Rail service between Torrington and Waterbury with easy access from Route 8 and Interstate 84 and easily connects with the national rail network, many New England Short Lines, and Class 1 Railroads such as CSX, NS, and CP

Living in Torrington

Cost of Living:

The cost of living in Torrington is one of the lowest in the State of Connecticut. A low cost of living, comparative housing values, and numerous local amenities ensure that Torrington continues to be a great place to work, live and retire.

Demographics:

Population: 35,227

Median Age: 45

Median Household Income: \$58,717

Median Home Value: \$162,300

Top Business Profile Sectors:

Healthcare

Retail Trade

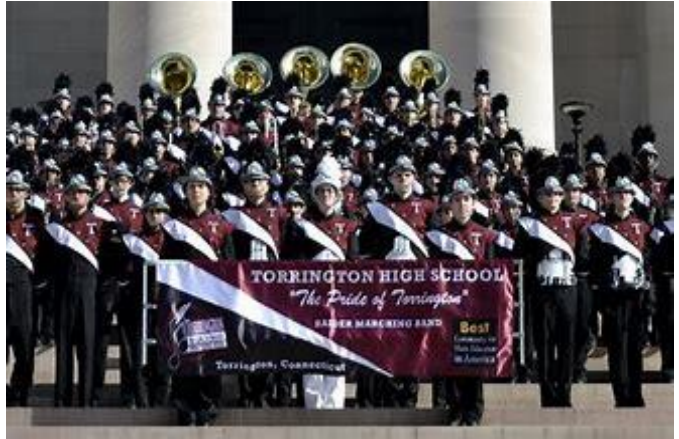
Construction

Manufacturing

Tax Rates:

- Current Sales Tax Rate 6.5%
- CT individual Income Rates are based upon Federal Adjusted Gross Income and are graduated in nature with a maximum rate of 6.99%
- Sole Proprietorship would pay income taxes on an individual basis
- Corporate Business income tax is based on Federal Corporate taxable income, certain CT adjustments are then applied to arrive at an adjusted net taxable income. Tax rate of 7.5% is then applied.
- Local Property Taxes are calculated on 70% of fair market value. Mill Rate is 46.17





Government:

Elinor Carbone, Mayor
City Hall
140 Main Street
Torrington, CT 06790
(860)-489-2228

City Council

- | | |
|------------------|----------------|
| • Anne Ruwet | Marie Soliani |
| • Gregg Cogswell | Frank Rubino |
| • Fred Simon | Paul Cavagnero |

Public Safety:

- Torrington Police Department
Chief William R. Baldwin, Jr.
- Torrington Fire Department
Chief Peter Towey

Utilities:

- Water: Torrington Water Company
- Sewer: City of Torrington WPCA
- Electricity: Eversource Energy
- Telecommunications: Optimum & Charter Communications

Bond Rating: Aa3

Education:

High Schools:

Torrington High School
Major Besse Drive, Torrington, CT 06790

Oliver Wolcott Technical High School
75 Oliver Street, Torrington, CT 06790

Elementary and Middle Schools:

Forbes 4-5	Vogel-Wetmore K-3
Torrington K-3	Southwest 4-5
Torrington Middle School	

Colleges:

- Northwest Connecticut Community College – in nearby Winsted – 9 miles up Route 8
- Connecticut State Universities (Central Southern and Western) located within 1-hour commute.

Arts & Culture



Warner Theater
Movie Palace and Arts Education Center



Nutmeg Conservatory for the Arts
A professional ballet training & educational center



Torrington History Museum
& Hotchkiss-Fyler Home



Torrington Library



Five Points Gallery

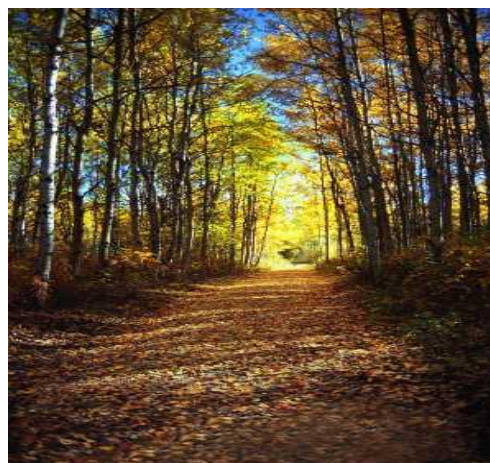


KidsPlay Children's Museum

The Great Outdoors



Coe Memorial Park
Featuring beautiful Gardens & Community
Events – veteran celebrations, concerts, festivals



Burr Pond State Park
hiking, swimming, picnicking



Mohawk Mountain Ski area in nearby
Cornwall, CT



Tour of the Litchfield Hills
Annual charity ride for all ages & skill level



Vineyards/Winery & Brewery Tours

Annual events & Celebrations



Memorial Day Parade



Torrington Christmas Village

Open from the second Sunday in December through Christmas Eve.



4th of July fireworks show



Main Street Marketplace

A summer festival that attracts 3,000 vendors/visitors to the downtown area.



Holiday Light-up Main Street

Thanksgiving weekend celebrations, annual tree lighting and Shop Small Saturday events



Incentives and Taxes

Programs

- **Opportunity Zone** – designated area where new investments, under certain conditions, may be eligible for preferential tax treatment.
- **Enterprise Corridor Zone** – Development for manufacturing, research associated with manufacturing and distribution warehousing as well as certain service companies may receive a 5-year 80% abatement of local real estate and personal property taxes AND a 10-year, 25% credit on corporate business tax.
- **Local Tax Abatement/Deferral Program**. City of Torrington has adopted tax incentive policy that allows tax assessment deferrals over a 7 year period of time.
- **Connecticut Small Business Express Program**. State of Connecticut DECD program offering financial assistance in Revolving Loan Funds, Job Creation Loan Funds and Matching Grant Funds.
- **Manufacturing Innovation Fund Program**. Provides support for aerospace, medical device or other corporate/non-profit organizations specializing in technologically advanced commercial products or services; state or federally certified education and training programs to meet demand for appropriately skilled and trained workers;
- **Manufacturing Machinery & Equipment Tax Exemption**. 5-year, 100% property tax exemption available for eligible machinery and equipment acquired and installed in a manufacturing or biotechnology facility

City Business Services

- Site Selection
- Business Development
- Zoning Assistance
- Infrastructure support

Other Incentives

- Northwest Regional Workforce Investment Assistance
 - (WIOA)
- CT Green Bank CPACE financing

Redevelopment

Keystone at Newbury Brook

Keystone recently completed construction of a 110 unit Independent/Assisted living and memory care facility situated on 17 acres of tranquil woodland, minutes from the Charlotte Hungerford Hospital.

Shops at Sky Top

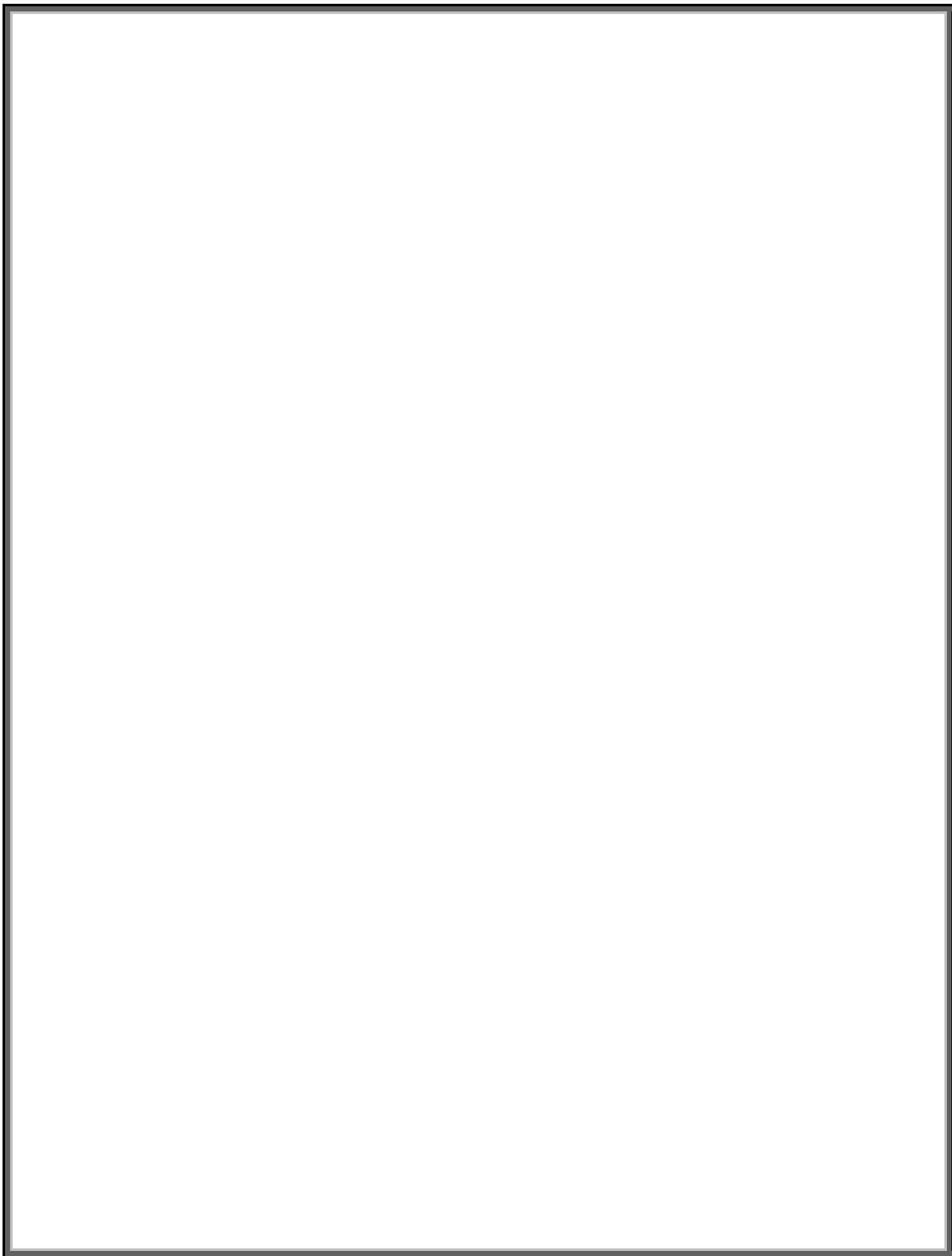
The PAC Group recently finished a multi-million dollar project of the former Sky Top Bowling Lanes. The new facility boasts a 17,000 square foot gym, an urgent care center and Salon spa. The remaining space will be divided into customizable spaces of 2,000 – 2,400 sq. ft. for retail shops and restaurants.

Other redevelopment projects

Torrington's East Main Street (Route 202) corridor is a hub of commercial activity that has drawn considerable interest in new construction and expansion projects. We recognize this surge in interest as an opportunity to plan for responsible growth that will serve all populations and users. Recently awarded grant funds will be utilized to develop improvements for corridor access management and construction of new sidewalks. Construction and completion are scheduled to occur 2019-2020.

The historic, walkable downtown area of Main Street, Water Street, Franklin Street and the quaint abutting neighborhoods have also garnered considerable interest. With everything from experiential retail and learning opportunities to inviting restaurants, forthcoming breweries and diverse high-quality entertainment, renovation projects are re-energizing the heart of our city making it an increasingly attractive place for younger professionals to return after college and careers lured them away. Grant funds are being put to use to enhance bicycle and pedestrian access to the downtown district and to improve parking facilities and way-finding systems. Construction and completion are scheduled to occur 2019-2020.





Looking to the Future

Riverfront Recapture

Phase I

Located at 100 Franklin Street in the heart of the downtown district, this 2-acre site is ready for redevelopment. The parcel has substantial river-front and direct access to the emergent 44-mile Naugatuck River Greenway. A combination of tax incentives, federal and state grants are available to incentivize development.

Phase II

Contiguous to Phase I, a highly-desirable 8-acre parcel owned by Nidec America is prime for redevelopment. With significant river-front and the continuation of the Greenway, this parcel poses immense possibility for mixed-use development. Through recent planning efforts, it was discovered that plans for a park were developed by Frederick Olmsted for the southern-most portion of the parcel.

Franklin Street Improvement Project

Wishing to seize on the opportunity to create a pedestrian connection to and along the Naugatuck River, in the summer of 2019, construction of a pedestrian plaza and portion of the Naugatuck River Greenway will establish a more welcoming introduction to the downtown district. This investment will re-energize an under-utilized commercial area that fronts the river and further provide social / civic use such as festivals, Farmers Market, pop-up events and enhanced retail opportunities.

Greenways / Trails

Over the past decade, planning and design of the 44-mile NRG has been ongoing. During the same period of time, Torrington and Winsted have cooperated in developing the Susan Grossman Greenway. Connecting these two trails is a natural progression for trail development in Torrington. In the summer of 2019, construction of portions of the NRG commencing at the intersection of Main Street and Franklin Street will begin. An additional 2 miles from the Sullivan Senior Center on Albert Street to the Torrington/Harwinton municipal line will also be completed.

Five Points Center for Visual Arts

Torrington will partner with the Five Points Gallery in developing a 100-acre cultural destination featuring seasonal art installations and site-specific commissions under open sky and educational programs for families, teacher workshops, summer camps and artist's residencies offering a wide range of events, activities and resources to foster learning and engaging more deeply with the art and environment.