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 Torringford 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.

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

<table>
<thead>
<tr>
<th>Mode of Transport from Torrington, CT</th>
<th>Drive Time (hours)</th>
<th>Air Flight Time from Bradley Int'l Airport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boston, MA - 131 miles</td>
<td>2.5</td>
<td>42 minutes</td>
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<tr>
<td>New York, NY - 108 miles</td>
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<td>29 minutes</td>
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<tr>
<td>Philadelphia, PA - 204 miles</td>
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<td>1h 20m</td>
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<tr>
<td>Washington, DC - 338 miles</td>
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<tr>
<td>Chicago, IL - 883 miles</td>
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<td>2 hours</td>
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<tr>
<td>Los Angeles, CA</td>
<td></td>
<td>7h 30m (one stop)</td>
</tr>
<tr>
<td>Miami, FL</td>
<td></td>
<td>3h 20m</td>
</tr>
</tbody>
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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 Ruwert
- David Oliver
- Drake Waldron

Sharon Waagner
Frank Rubino
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
- Torringford 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

Franklin Plaza
Annual events & Celebrations

Memorial Day Parade

Torrington Christmas Village
Open from the second Sunday in December through Christmas Eve.

4th of July fireworks show

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

Pennrose, LLC

A proposed 62-unit housing development nestled between the recently completed Franklin Plaza and the Naugatuck River that includes convenient access to the Naugatuck River Greenway that is under construction. This project brings much needed new apartment housing to the core downtown area, convenient to shopping, restaurants, entertainment and recreational opportunities.

Manufacturing

The recent sale of the historic Hendy mill site in downtown Torrington consisting of 7.5 acres that will see a renewed investment in manufacturing resulting in 100 new jobs in the City of Torrington. Renovations and construction are ongoing.

KidsPlay Museum Expansion Project

The Mission of the KidsPlay Children’s Museum is to provide children with an environment that fosters imagination and creativity through interactive exhibits and play that will deepen their appreciation and understanding of the sciences, the arts and the world around them. An expansion of their museum space is under construction – creating an additional 10,000 square feet for kids to explore, experiment and create!

Bad Dog Brewery

A brewery located within an historic firehouse built in 1901 in the heart of downtown Torrington specializes in small batch brewing that provides the freshest most dynamic beer selections. The craftsmanship in both the preservation of the historic firehouse and the specialty beers is beyond compare.
Looking to the Future

Riverfront Recapture

Contiguous to the Pennrose project at 100 Franklin Street is 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.

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. The recently completed portion of the NRG commencing at the intersection of Main Street and Franklin Street coupled with an additional 2 miles from the Sullivan Senior Center on Albert Street to the Torrington/Harwinton municipal line at Toro Field has created a convenient comfortable walk for all of our residents. Creating the connection of the NRG to the Susan Grossman Greenway along the Winsted Road will provide access to trails from Winsted through the heart of Torrington to the Litchfield town line.

Five Points Center for Visual Arts

Torrington and the Five Points Center for Visual Arts have partnered in developing a 100-acre cultural destination at University Drive. Plans include 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.

Historic, Walkable Downtown

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.