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New Senior Housing Groundbreaking In Bristol

(September 6, 2017) – The culmination of several year’s work happened today as the City joined Bristol Enterprises LLC in breaking ground for two historic properties that will soon be dedicated to senior housing. Mayor Ken Cockayne and Ted Lazarus, principal partner of Bristol Enterprises, grabbed shovels and broke ground on what was formerly Clarence A. Bingham School this morning. The Bingham School property, along with the former Clara T. O’Connell School, will now be developed into market-rate senior housing. In 2015, the City of Bristol sold Bingham and O’Connell Schools for \$219,000 to Bristol Enterprises, LLC.

“Bristol Enterprises is to be commended for their project to repurpose the former O’Connell School and Bingham Schools into active senior housing,” said Bristol Mayor Ken Cockayne. “This renovation is a fantastic initiative that meets growing market demand, introduces the properties to the tax rolls for the first time in the City’s history, and preserves two historic properties that might otherwise have been demolished.”

Bristol Enterprises is a joint partnership with Lazarus’s development group, Park Lane Group and Maynard Road Corp. The Connecticut-based developer will convert both properties to market-rate senior housing, with construction on both buildings expected to be completed in 2018. Lazarus anticipates that there will be approximately 38 living units in the Bingham School building and 49 units in O’Connell School.

“We’re very excited to be preserving these masterpieces of Connecticut school architecture and transforming them into something that will continue to serve the Bristol community for years to come,” Lazarus commented. “I expect that many of our future residents will have attended these schools as children, and we are pleased to be participating in a project that will provide much needed housing for the growing numbers of seniors in the area.”

The Connecticut Trust for Historic Preservation recently announced that O’Connell and Bingham schools have been added to the National Register. The developer’s design reflects contemporary efforts to provide natural light, ventilation and fire safety, as well as facilities for current senior educational needs. Lazarus intends to incorporate the latest in geothermal and solar energy technologies so that both buildings will be energy neutral, each creating its own energy needs with respect to heating, cooling, and electricity. The schools are being redeveloped as housing so the National Register status will allow the projects to qualify for historic rehabilitation tax credits.

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***About the Bristol Development Authority.** The Bristol Development Authority (BDA) works to improve the physical, economic, and social environment of the Bristol community by serving as the primary governmental organization dedicated to promoting commercial development, to preserving and improving the City’s housing stock, and to securing and administering the resources required to carry out these goals. The BDA is overseen by an appointed nine-member Board of Commissioners which governs economic and community development policies for the City. For more information, log onto www.bristolallheart.com or by email to bda@bristolct.gov.*