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March 26, 2026

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LMXD, TWINING PARTNERS, MAYOR OF NEW HAVEN CUT THE RIBBON ON THE WINSTON, BRINGING 283 NEW MIXED-INCOME HOUSING UNITS WITH NEW RETAIL AND PUBLIC SPACES TO SCIENCE PARK

The initial phase of this \$92.5 million project transforms a previously underutilized surface parking lot into the city's largest housing development to date in 2026, featuring 283 mixed-income apartments, 12,800 square feet of retail, and new public infrastructure



[NEW HAVEN, CT] – Today, Mayor Justin Elicker joined Winchester Partners, a joint venture between LMXD and Twining Properties, along with city and state officials and community members, to celebrate the ribbon-cutting of [The Winston](#), a new 283-unit mixed-income apartment building in New Haven's Science Park. The opening marks a major milestone in the long-term revitalization of the former Winchester Repeating Arms Company factory complex, which ceased operations in 1981. (A [livestream of the press conference](#) can be viewed [here](#) and photo of the ribbon-cutting is attached.)

The initial phase of the \$92.5 million effort, developed by Winchester Partners — a joint venture of [LMXD](#) and [Twining Properties](#) — transforms a previously underutilized surface parking lot

into a vibrant five-story building that activates the site and delivers much needed housing and neighborhood-serving uses. Of the 283 apartments, 57 units (20 percent) are designated as affordable, reserved for households earning an average of 50 percent of area median income. Apartments range from studios to three-bedrooms, priced from \$1,850 to \$4,250 per month, and include modern layouts and features.

The building includes more than 12,800 square feet of retail space and a full suite of resident amenities: a resort-style pool, entertainment and game rooms, coworking space, a fitness center with a yoga studio, and a resident library. Beinfield Architecture served as the architect; The Urban Investment Group at Goldman Sachs Alternatives and KeyBank provided financing, and Bozzuto Management will serve as the property manager. Construction began in March 2024.

“New Haven is a growing city and we need to build more housing to keep pace with our growth and also offer affordable and diverse housing options that work for individuals and families from all economic backgrounds and walks of life,” **said Mayor Justin Elicker**. “We’ve set an ambitious goal of building 10,000 new units over the next ten years, with at least 30 percent being affordable — and we’re off to a great start. Last year, we brought over 1,500 new housing units online, and we have another 5,800 in the pipeline. The Winston — with its 280+ units and 20 percent affordable units — is exactly the type of community-centered development we need and part of the incredible transformation that’s happening at Science Park, providing new housing, retail and jobs for our residents and the Dixwell and Newhallville communities.”

Alder Troy Streater (Ward 21), Alder Kimberly Edwards (Ward 19) and Alder Jeanette Morrison (Ward 22) also attended the ribbon-cutting and expressed their enthusiasm for the new development and the benefits to the Dixwell and Newhallville communities.

Complementing the building itself, a series of infrastructure improvements will further connect the development to the surrounding Dixwell and Newhallville neighborhood, including the construction of two new streets and a new public plaza that will serve as a vibrant gathering space for residents, employees, and the wider community. These improvements will provide much-needed green space, encourage walkability, and enhance access between the neighboring communities.

The project is part of a larger strategic vision to revitalize Science Park, led by the [Science Park Development Corporation \(SPDC\)](#), a nonprofit established by the City of New Haven, Yale University, Olin Corporation, and the State of Connecticut to transform the former Winchester Repeating Arms Company factory complex into a vibrant new campus with jobs, shops, and housing. To date, the campus includes 158 housing units and 300,000 square feet of lab and office space across three existing buildings.

“Science Park Development Corporation (SPDC) is excited to welcome The Winston to Science Park. The 280-unit Winston will bring additional vibrancy to our Dixwell and Newhallville communities. Importantly, The Winston includes over 50 affordable housing units, thereby contributing to SPDC’s mission to increase housing opportunities to everyone,” **said David Silverstone, Chairperson of SPDC**. “With The Winston, Science Park now includes over 400 apartments and over 300,000 sf of lab and office space.”

“We are so proud to be a part of bringing new life to this former industrial site and creating a vibrant neighborhood that combines residential and retail spaces with a growing economic and tech scene,” **said Jake Pine, Managing Director at LMXD and Principal, Winchester Partners**.

“The opening of The Winston, along with the removal of the last unusable factory building, marks the next chapter for Winchester Science Park. The growing number of residents, shops, parks, and businesses will activate Winchester Avenue, making it a true neighborhood center within a broader mixed-use and life sciences district,” said **Alex Twining, CEO of Twining Properties**.

The project received a \$5 million [Urban Act Grant](#) from the Connecticut Department of Economic and Community Development (DECD), administered by the City of New Haven, and \$3 million in Low Income Housing Tax Credits from CT Housing & Finance Authority (CHFA). The investments reflect the State’s commitment to expanding housing access and driving economic revitalization in Connecticut’s cities.

Affordable units at The Winston will serve income-eligible residents in partnership with Elm City Communities, New Haven’s public housing authority.

“This public-private partnership is revitalizing this neighborhood by providing much-needed housing and economic activity,” said **Matt Pugliese, Deputy Commissioner of the Department of Economic and Community Development**. “These are exactly the types of projects the state looks to support where we are uplifting communities and finding new uses for vacant and former industrial sites.”

“KeyBank is proud to celebrate the opening of this new community,” **KeyBank Senior Vice President Eric Steinberg** said. “The Winston reflects the power of public-private partnership and purpose-driven investment. KeyBank is honored to have helped finance a development that will expand access to quality housing while creating a vibrant new place for individuals and families to call home. It is also a reflection of KeyBank’s strong commitment to Connecticut and our belief in investing in communities in ways that help them grow and thrive.”

"The Winston reflects Goldman Sachs' commitment to investing in communities where there is the opportunity for lasting impact," said **Dan Alger, head of the Urban Investment Group at Goldman Sachs**. "By thoughtfully reimagining this historic site into a vibrant mixed-used destination, we can help catalyze economic opportunity, strengthen neighborhood identity, and build long-term stability for the families and communities that call these places home."

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