

WINDSOR LOCKS DEVELOPMENT ACTIVITIES REPORT - October 2020

PROJECTS RECENTLY COMPLETED

200 Old County Circle - Third of three storage buildings under construction in industrial zone.

229 Old County Road - 80,000 sf of industrial space, anticipating new e-commerce home goods sorting business, Winter 2020/2021

80 King Spring Road - SEKO has moved into 80,000 sf of industrial space. Freight and distribution. Interior work only.

1000 Old County Circle - New World Athletics indoor cheerleading training facility, adaptive reuse of vacant industrial space, now open.

New Retail Businesses: Baked Island Jamaican Beef Patties @ 5 National Drive, Allurement Hair Salon @ 60 Main Street

PROJECTS UNDER CONSTRUCTION

Main Street, Historic Station - Roof, dormers and most of the masonry work completed. Fundraising underway for exterior finish work, windows, doors and interior. Municipal project.

West Street, Pinney Barn at Noden Reed Farm - Wall, roof, chimney and similar critical work is now funded and begins this Fall 2020. Municipal project.

APPROVED PENDING PROJECTS

All Sports Village Obtained Site Plan approval by both the Inland Wetland and Watercourses Commission and the Planning and Zoning Commission. Closing anticipated by November 2020 and filing building permits shortly thereafter.

64 South Elm Street - multifamily condo community 22 units, approved by Planning and Zoning Commission

ANTICIPATED PROJECTS

440 North Street - 4 lot subdivision and zone change from industrial to residential, 3 SF homes proposed under review now by the Planning and Zoning Commission, hearing continued to October (WITHDRAWN, WILL REAPPLY WITH TEXT AMENDMENT)

80 Ella Grasso Turnpike - tear down and rebuild Shell Fueling Station, anticipate application Fall 2020

Cargo Road / Collins Aerospace - roadway realignment and guard shack, staff is reviewing at this time

12 Ella Grasso Turnpike - Used Car Dealership - anticipate application to PZC and ZBA Winter 2020

590 Spring Street - Used Car Dealership APPLICATION SUBMITTED TO PZC, HEARING LIKELY IN NOVEMBER

59 King Spring Road - Auto Repair APPLICATION SUBMITTED TO PZC, HEARING LIKELY IN NOVEMBER

592 Elm Street - Used Car Dealership inquiry

209 Ella Grasso Turnpike - “Jamaican Kitchen” restaurant under preliminary review

2 National Drive - Restaurant

255 Main Street - Windsor Locks Commons - Cafe, Bakery

ANTICIPATED TOWN PROJECTS

Main Street- Complete Streets Improvements

\$3.6 million LOTCIP grant Phase 1, \$1.5 million LOTCIP grant Phase 2 and Community Connectivity grant - coordinating engineering with DOT

Chestnut and Main, Responsible Growth TOD Project - bank stabilization and parking area design finalized, SHPO reviewed proposal (survey required, funding available), first phase (demolition) planned for fall/winter 2020.

Train Station - Funding is secured for station relocation to include first phase (mechanical, ticketing building). Working with state and federal agencies, including Build America team, to develop a funding matrix and next steps. Consultant providing quote for services to be liaison to Building America team and potential developers/assist with application to Build America.

Station Area and Complete Streets Update: Met with DOT 9/18/2020 regarding traffic / station area design status. Provided feedback on plan. DOT removed Complete Streets pedestrian features / amenities from Phase 2 plan. Seeking Connectivity Grant to re-introduce pedestrian appropriate design and scale (lighting, fencing).

Public Market Business Plan is complete.

GRANTS

Preserve CT - \$30,000 requested for operations and maintenance plan for historic station, should hear any day now

STEAP - \$128,205 requested for trim, windows and doors for historic station, should hear any day now

Connectivity Grant - \$314,931 requested for pedestrian scale lighting along Main Street, fencing, should hear by end of calendar year