

WINDSOR LOCKS DEVELOPMENT ACTIVITIES REPORT – December 2020

PROJECTS RECENTLY COMPLETED

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

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

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

523 Halfway House Road - mattress distribution facility in long vacant building/remediated brownfield site, formerly The Wood Group, approx. 48,000 sf

PROJECTS UNDER CONSTRUCTION

120 Old County Circle – 80,000 sf of industrial space, anticipating new e-commerce home goods sorting business, Winter 2020/2021 (currently in adjacent Ford Building until new building fit out is complete)

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

Main Street, Historic Station – Roof, dormers and most of the masonry work completed. STEAP grant received for exterior finish work, windows, doors and interior which will go out to bid this winter for Spring construction. Municipal project.

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

545 Spring Street - SAS Finishes, commercial flooring and painting office in existing building (vacant for at least 4 years), review bids/drawings, very little public/no SF residential work, total 2100 SF, storage is approx. 1200 sf. This is one of 5 units. New owner plans to renovate and lease out remaining 4 units for office/retail uses.

209 Ella Grasso Turnpike – “Jamaican Kitchen” restaurant, working on building permits and interior fit out

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 / INQUIRIES

61 South Main Street - currently gas station and auto repair garage, reviewing preliminary plans to convert auto repair area to convenience store and create new parking layout. Expect application January 2021.

191 Ella Grasso Turnpike - 360 Federal Credit Union, addition of ATM on existing bank site, preliminary staff review, expect application by end of December 2020.

80 Ella Grasso Turnpike – tear down and rebuild Shell Fueling Station, anticipate application by January 2021.

12 Ella Grasso Turnpike – Used Car Dealership – received application to PZC for long vacant building, will likely be scheduled for January 2021 hearing.

592 Elm Street – Used Car Dealership, hearing on December 14th

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 (WITHDRAWN, WILL REAPPLY WITH TEXT AMENDMENT)

590 Spring Street – Used Car Dealership APPLICATION SUBMITTED TO PZC, pending

59 King Spring Road – Auto Repair APPLICATION SUBMITTED TO PZC, pending

2 National Drive – Restaurant inquiry

2 North Main Street - grocery inquiry, small biz loan interest

60 Main Street - Restaurant inquiry, small biz loan interest

255 Main Street - Windsor Locks Commons - Cafe, Bakery

5 National Drive - Baked Island - applied for building permits

18 Ella Grasso - restaurant inquiry

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 final engineering with DOT related to roundabout

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 winter 2020-21. Developer interest.

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 retained as liaison to Building America team and potential developers/assist with application to Build America and development of Downtown Development Agency.

Station Area Update - Met with DOT this fall regarding traffic / station area design status. Provided feedback on plan. Construction planned to begin in 2021.

Public Market Business Plan is complete.

GRANTS

STEAP - \$128,205 requested for trim, windows and doors for historic station - **AWARDED**

Connectivity Grant - \$314,931 requested - pedestrian scale lighting along Main Street, fencing **PENDING**