

WINDSOR LOCKS DEVELOPMENT ACTIVITIES REPORT – June 2020

PROJECTS RECENTLY COMPLETED / UNDER CONSTRUCTION

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

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

80 King Spring Road - SEKO will reuse 80,000 sf of vacant 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. Interior work only.

PENDING PROJECTS

All Sports Village Obtained Site Plan approval by the Inland Wetland and Watercourses Commission. Anticipate PZC application in the next few months.

229 Ella Grasso Turnpike - Tru by Hilton Hotel – 116 rooms, PZC approved, building permit under review

60 Main Street – Shamba Kwa Meza – Coffee / loose tea, vegan café approved by PZC, opening delayed until Summer 2020

64 South Elm Street – multifamily condo community 22 units, PZC public hearing 6.8.2020

Main Street- Complete Streets Improvements

3.6 million LOTCIP grant Phase 1 – Revised engineering plans have been submitted to DOT, responding to comments related to roundabout design.

1.5 million LOTCIP grant Phase 2

No updates. Because of the close connection of the Phase 2 grant, and the Community Connectivity grant to the transit center and the Route 140 bridge approach and intersection, DOT has agreed to take over all design work for these portions of the project and is scheduled to go out to bid in early 2021.

Community Connectivity grant – No updates. Connects the new transit center to the Windsor Locks Canal bank and Warehouse Point via a bicycle/pedestrian multi-use trail was awarded. DOT engineers are working on design.

Responsible Growth TOD Project – design finalized, will go out to bid this Summer 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. Master Developer Agreement drafted between JHM and the Town of Windsor Locks for properties adjacent to and across the street from the station area. Public Market Business Plan nearly complete.

OTHER

Outdoor Dining – Six restaurants have been approved for new / modified outdoor dining applications.

Drive In Movie – Laz Fly has applied for a drive in movie theater 6/26 and 6/27, temporary use at 110 Ella Grasso Turnpike. Health Department has approved with conditions. May continue through season if successful.