

## **WINDSOR LOCKS DEVELOPMENT ACTIVITIES REPORT – September 2021**

### **PROJECTS RECENTLY COMPLETED / NEW BUSINESSES**

2 Northgate Drive - reuse of 16,000 sf existing building for auto repair use

545 Spring Street - SAS Finishes, commercial flooring and painting office in existing building. New owner plans to lease out remaining 4 units for office/retail uses.

61 South Main Street - currently gas station and auto repair garage, eliminated auto repair/sales uses and only have fuel dispensing with convenience store. Aesthetic façade and site improvements completed, site now open.

60 Main Street – tutoring office to replace tax office

81 Ella Grasso Turnpike - Wendy's site renovation, parking, pavement, lot lighting, facade and interior completed.

### **PROJECTS PERMITTED & UNDER CONSTRUCTION**

12 Ella Grasso Turnpike – Used Car Dealership

1 Hamilton Road - Lot H Parking Area revised layout, repave and restriping project

4 National Drive - Speedy Auto Repair, new business

3 Northgate Drive – 4 bay contractor building in industrial zone, approved at June PZC meeting

496 Spring Street – food and liquor permit application approved at July PZC meeting

593 Elm Street – used car sales application received, approved at July 2021

### **PROJECT APPROVALS**

All Sports Village - Closing scheduled for November 2021.

209 Ella Grasso Turnpike – physical therapy office

### **ANTICIPATED PROJECTS / INQUIRIES**

97 Suffield Street – adaptive reuse as multi – family

65 South Main Street – inquiry / woodworking shop

1 Hamilton Road - Collins Aerospace lot line revisions, 7 lots. Review complete.

2 National Drive – Restaurant inquiry, previous Papa Ginos, meeting with potential tenant took place in September

Downtown/Main Street – Lao Restaurant inquiry, meeting with potential business owner took place in September

Downtown/Main Street – Bakery inquiry, meeting with potential business owner took place in September

### **TOWN/PUBLIC/P3 PROJECTS**

West Street, Historic Pinney Barn at Noden Reed Farm – Wall, roof, chimney and similar critical work is now funded and under construction.

Main Street- Complete Streets Improvements - \$3.6 million LOTCIP grant Phase 1, \$1.5 million LOTCIP grant Phase 2 and Community Connectivity grant all awarded – coordinating final engineering with DOT related to roundabout

Train Station/TOD – Funding is secured for station relocation to include first phase (mechanical, ticketing building). Working with consultant and developer on TOD phasing plan. EIDC is now the Downtown Development Agency. Start late winter 2021-2022. EVI and Morganti Group teamed up to develop multiple parcels downtown, signed MOU in September to include mixed use and adaptive reuse of the historic station.

Main Street, Historic Station – Roof, dormers and most of the masonry work completed. STEAP grant received for exterior finish, went out to bid this month. Windows, doors and interior still needed.

West Street Sidewalks – installed, need backfill to complete the project

CTtransit Local Bus Route – new dedicated bus/increased service from Windsor Locks station to major employers along Route 75 and Old County Road, new service through East Windsor connecting Warehouse Point and downtown Windsor Locks

Chestnut and Main, Responsible Growth TOD Project – bank stabilization and parking area design finalized, first phase (demolition) planning in progress.