



Economic & Community Development Monthly Update February 2024

Zoning Regulations Update/Rewrite

The Planning and Zoning Office is working with SLR Consulting to update the existing Zoning Regulations. The first community engagement session was a public open house held in September; the next community engagement session will be a roundtable workshop in February/March 2024; date to be announced. To learn more about this important initiative, please visit: <https://arcg.is/1PHr8X0>

Stratford Army Engine Plant (former Avco Plant) – The developer, Point Stratford Renewal (PSR), and the Army have entered into an Environmental Service Cooperative Agreement (ESCA) wherein the Army will allow PSR to manage the remediation of the tidal flats concurrently with the upland property. The tidal flat silt will be available for use as part of the capping, speeding up the project to two years from the issuance of the conveyance which is expected in April of 2024.

Former Center School Property (1000 East Broadway)

Romano Brothers Builders is fine-tuning its proposal for the construction of a 154-unit housing complex at the former Center School Property while the terms of the sale of the property are being finalized. The Town has agreed to sell the 3.6-acre property to Romano Brothers for \$1.69M.

Contract Plating (540 Longbrook Avenue) – MetroCog is providing funding for sampling and removal of the waste stock piles. The Stratford Redevelopment Agency (RDA) has funded \$5,000 for HRP Associates to do a scope of Phases II and III on the property. CT DECD has agreed to fund further remediation once the Town has secured a developer for the property.

Parkway Plaza (behind Ryder's Landing) – Construction is planned for a mixed-use development, with the recent opening of a Starbucks drive-through as the launching pad. Phase II plans include a mixed-use building with a restaurant along with an additional restaurant, and Phase III will consist of a boutique waterfront hotel.

Raymark Superfund Clean-up - The excavation is on-schedule and is currently taking place along the Ferry Boulevard Corridor. This phase of the project is earmarked for completion by mid-2024.

Shakespeare Theatre Property

Full-service architectural firm Svigals + Partners has been referred and selected by the Town Council. Svigals + Partners has started their work and through the Town's Redevelopment Agency (RDA), will host a series of public outreach and input sessions, similar to what has been done previously with workshops and surveys.

Ribbon-Cuttings/Business Celebrations

Charlestin Chiropractic, 1825 Barnum Avenue
Lindsey's House Early Learning Center, 287 Kenyon Street
Rachel's Hair Boutique, 2420 Main Street, Colonial Square

Upcoming New Businesses

GM Nails LLC, 937 Stratford Avenue

RIH Food Store (convenience store), 2370 Stratford Avenue

Blendz Juice Bar, 1400 West Broad Street Plaza

Real Convenient Convenience Store, 2408 Main Street (former Davinci's Studio in Stratford Center)

Day Care Center, 429 Soundview Avenue

Sol Flowers n' Coffee, 3500 Main Street (former gas station in Paradise Green)

IHOP (International House of Pancakes), 2505 Main Street, Stationhouse Square

Starbucks, 1220 – 1260 Linden Avenue

Commercial Projects – New Construction

815 Woodend Road, construction of 25,000 SF pre-lease build-to-suit for Roto Rooter staff training center

1265 West Broad Street, construction of 230,000 SF warehouse/distribution facility

725 Barnum Avenue Cut-off, construction of 100 exterior-access self-storage units

350 Lordship Boulevard, construction of 115,775 SF self-storage building

7050 Main Street, construction of 1,550 SF gas station and convenience store

577 Hawley Lane, construction of 2,250 SF full-service diner

211 Ferry Boulevard, construction of mixed-use apartment building, 45 residential units & retail on 1st floor

Infrastructure Improvements

Washington Bridge - a.k.a. Devon Bridge – State Department of Transportation's (DOT) work to rehabilitate this historic bridge is coming to a close, with an anticipated completion in February 2024.

Complete Streets Phase I – With the goal of improving pedestrian and cyclist traffic, Phase I of this project includes replacement of sidewalks and granite curbing where needed along Main Street from the Main/Barnum intersection south to Harvey Place, in addition to line painting.

Complete Streets Phase II – Will run along Main Street from the Main/Barnum intersection up through Paradise Green to Windsor Avenue. The Design is currently in the planning stages. A meeting to gather the input and feedback from landlords and businesses was held on January 17th, and a similar meeting for residents will be held within the next several months.

Barnum Avenue Cut-off Bridge – Located at the intersection of Barnum Avenue Cut-off and Longbrook Avenue, this bridge runs over the Metro North Rail. Through this DOT project, the bridge will be raised and sidewalks will be added, improving the safety and walkability of this area.

Stratford Avenue/Honeyspot Road Roundabout – Working with the DOT on this project, the goal to create safer traffic patterns and a more pedestrian-friendly, well-lit, attractive streetscape. The project should begin in 2024.

Celebrate Stratford Events - Please visit www.celebratestratford.com for the 2024 schedule of events.

Preparations are underway for 2024 Restaurant Week, Feb. 24th – March 2nd, which will again feature the coveted "Golden Fork Award" (included over \$500 worth of restaurant gift cards last year.) Businesses interested in sponsoring this year's events are encouraged to contact Karin Doyle at kdoyle@townofstratford.com.

Marketing

The Town of Stratford video series-- located on the Stratford Economic and Community Development YouTube Channel – is being promoted throughout the year.

A new promotional video, "Stratford Prepares for Progress," highlighting infrastructure improvements and their impact on economic development, has just been released:

https://www.youtube.com/channel/UCeBL2KumN1kHTu9PFT_uFrw

Stratford Museums Committee

The inaugural "Stratford Giving Day: We Love Our Museums," will take place on February 14, 2024 via the website, www.stratfordhiddengems.com. The Museums Committee is also beginning to prepare for 250 America CT, a celebration of our country's 250th birthday.

Job Opportunities with Stratford Businesses

The Economic and Community Development Office maintains a listing of job opportunities available with Stratford businesses: <https://www.stratfordct.gov/jobs>

Stratford Community Calendar – Now available on Instagram @STRATFORD.CALENDAR and Facebook STRATFORD CALENDAR. We encourage all Stratford residents and organizations to take advantage of this wonderful resource that lists all Stratford community events. <https://www.stratfordcalendar.com/>

Available Commercial Space – Updated listing of commercial properties for sale or lease on Economic Development page of Town website (directions below)

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For additional information, please visit Townofstratford.com > Town Hall > Town Departments & Services > Economic Development