



Economic Development Monthly Update June 14, 2022

Former Center School Property (1000 East Broadway)

The two finalist developers presented to the Town Council at a Special Meeting on January 27th. On February 23rd, the committee met and submitted evaluations sheets, unanimously recommending Spirit-Kaali-Nagy to the Town Council. Proposals are available for viewing on the Economic Development page of the Town of Stratford website (follow links at end of page.)

Next, the Planning Commission conducted an 8-24 Review of the property during their May 17, 2022 meeting and made a favorable recommendation to the Town Council that the property be sold to a chosen developer, with the added recommendation that 10% of housing be set aside as affordable housing to the extent possible under State Statute 8-30g.

The Connecticut Department of Economic and Community Development reiterated the terms of the \$1.2M award, stipulating that the redevelopment must be a mixed-use, transit-oriented development. The Town Council will next select the developer with whom to proceed.

Contract Plating (540 Longbrook Avenue) - The Property is on the market and has attracted several interested parties. The Town of Stratford has an opportunity for additional remediation funding from DECD that is conditional upon having a chosen developer for the property. Interested parties should contact Listing Agent Ray Martin at ray@theraymartinagency.com

Stratford Army Engine Plant (former Avco Plant) - The involved parties are finalizing the projects that must be completed prior to the Army's conveyance of the property to the developer, Point Stratford Renewal, LLC. The anticipated conveyance of the property is mid-July 2022.

Parkway Plaza (behind Ryder's Landing) - Construction is well under way for a mixed use development. Phase I site work is nearing completion and the building permit for the Starbucks shell has been issued. The Starbucks building, parking field and connector through to Ryders Landing will be completed by mid fall 2022. Phase II will include a hotel pad on the water and two other pads totaling 14,000 sf and 4,000 sf, respectively, of retail/office space.

Raymark Superfund Clean-up - The excavation is on-schedule and is currently taking place along the Ferry Boulevard Corridor. The project will culminate with a cap on the Raybestos ballfield, which is earmarked for completion by mid-2024.

Sikorsky Memorial Airport

Despite the Town's expressed interest in purchasing the airport, the Airport Commission approved the sale of Sikorsky Memorial Airport to the CT Airport Authority for \$10M. The acquisition will require the approval of both the Bridgeport City Council and the FAA.

Stratford Plan of Conservation and Development (POCD)

The POCD is the Town's guide for managing growth and conserving resources. The Town's Planning Commission is responsible for updating the Plan every ten years as mandated by the State. This effort will provide an updated Plan that will address important issues related to Stratford's growth and will provide a vision for its future. As a first step in the updating process, a Technical Advisory Meeting was held on May 31st with Town Department Heads.

Part of the process will include outreach to the community, which includes tables at Stratford Day, the opening Farmers Market in Paradise Green and the September 18th Shakespeare Market. Public workshops are being scheduled for the fall.

Shakespeare Theatre Property

On Tuesday, April 5, 2022, the State Bond Commission approved \$3M for the redevelopment of the Shakespeare Theatre Site. The money will be applied to the chosen plan. Mayor Hoydick shares, "While a final plan for what will appear at the Shakespeare property has not been decided on, it is clear from the series of forums we held since 2019 that the community is looking for an arts facility or black box theater, and retaining a portion as open space for fairs and festivals."

New Businesses/Ribbon Cuttings

Reader's Block, 2420 Main Street, 5-18-22

Copp's Island Oyster Shack, 638 Selby's Pond Road

CT Window Film & Tinting, 1895 Stratford Avenue, 6-8-22

Golden Krust Caribbean Restaurant, Knott's Landing

Infrastructure Improvements -

Washington Bridge - a.k.a. Devon Bridge - State Department of Transportation's (DOT) work to rehabilitate this historic bridge is well under way, with an anticipated completion date of November 2022.

Exit 33 Interchange - Both the northbound entrance and southbound exit of this full interchange are complete and operational.

Complete Streets - Phase I will consist of the construction of bike/pedestrian lanes from the center of Town up to the Barnum Avenue intersection. The deadline for State DOT approval of the final design was June 10th; once the Town of Stratford receives DOT's approval, the project can commence. Planning of Phase II is already underway and will extend from Barnum to Longbrook Avenue. Both projects are being fully-funded by a LOTCIP grant (Local Transportation Capital Improvement Program).

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. It will be raised and sidewalks will be added, improving the safety and walkability of this area.. This is a DOT project that is anticipated to begin in early 2023.

Stratford Avenue/Honeyspot Road Roundabout - Working with the DOT on this project which is intended to create a more pedestrian-friendly, well-lit, attractive streetscape. Currently in the final design phase and we anticipate that the project will be underway in 2023.

Celebrate Stratford Events Please visit www.celebratestratford.com

Upcoming summer events include the annual Fourth of July Fireworks on June 30th, Blues on the Beach on July 23rd, and the Summer Sunset Concert Series on Paradise Green beginning June 21st. A new feature of the Summer Concert Series is the addition of "warm-up" performers, a wonderful opportunity to showcase Stratford talent. Interested performers should email info@celebratestratford.com

Marketing

The Economic and Community Development Commission Marketing Subcommittee has launched the first of a series of interactive maps entitled, "Stratford's Hidden Gems," which highlights and promotes Stratford's nine museums and natural assets. This tool is available in both hard copy and electronic formats (www.StratfordHiddenGems.com), and was released in time to promote Stratford's inaugural Museum Day and CT Open House Day on June 11th. Also released in conjunction with Stratford Museum Day is a new video - Stratford's Hidden Gems - which is available on the Town of Stratford Economic Development YouTube Channel.

Stratford Community Calendar – A partnership between the Town and Sterling House, this online resource lists all Town events. www.stratfordcalendar.com

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

Mary Dean
Director, Economic & Community Development
Phone: 203-381-1351
Email: mdean@townofstratford.com

Karen Sportini
Economic & Community Development Supervisor
Phone: 203-385-4028
Email: ksportini@townofstratford.com

Karin Doyle
Economic & Community Development Coordinator
Phone: 203-385-4029
Email: kdoyle@townofstratford.com

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