



## **Economic & Community Development Monthly Update March 13, 2023**

### **Stratford Plan of Conservation and Development (POCD)**

The POCD is the Town's guide for managing growth and conserving resources. It is an important document upon which many critical decisions are made. The Town's Planning Commission is responsible for updating the Plan every ten years as mandated by the State, and we are coming upon the ten-year mark.

At this point, all of the stakeholder meetings have been completed. The regulations are being drafted and the first draft of the POCD is on schedule to be available by May, at which point the public will have a final opportunity to provide feedback. For more information, please visit [www.planstratford.com](http://www.planstratford.com).

**Stratford Army Engine Plant (former Avco Plant)** – We continue to schedule regular meetings with the developer of the project – Point Stratford Renewal (PSR) -- and individual Town departments to ensure that the first phases of the project, abatement and demolition go smoothly. The conveyance is still projected for early April.

### **Former Center School Property (1000 East Broadway)**

The Town Council selected the proposal of Romano Brothers Builders over a similar proposal from Spirit Kaali-Nagy Developers at their Monday, December 12<sup>th</sup> meeting. Romano Brothers' proposal is for construction of a 154-unit housing complex at the former Center School Property. The Town has agreed to sell the 3.6 acre property to Romano Brothers for \$1.69M.

**Contract Plating (540 Longbrook Avenue)** – The Town is moving forward with the issuance of an RFQ for an LEP (licensed environmental professional) to continue remediation of the property, which will be funded by CT DECD.

**Parkway Plaza (behind Ryder's Landing)** – Construction is well under way for a mixed use development, with completion of Starbucks anticipated by the end of Q1 of 2023. 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**

Due to remediation findings, the CT Airport Authority (CAA) is currently looking to manage the airport.

### **Shakespeare Theatre Property**

The State Bond Commission approved \$3M for the redevelopment of the Shakespeare Theatre Site back in April '22; the money will be applied to the chosen plan, which is currently being evaluated. Mayor Hoydick shared, "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**

The Bagel Boutique, 940 Ferry Boulevard (formerly Danny' Drive In)  
Jolly Chicken, 2590 Broadbridge Avenue (formerly Great Wall Chinese Restaurant)  
The Cutting Wedge, 88 Ryders Landing

The Oysterman's Daughter, 638 Selbys Pond Road

### **Upcoming New Businesses**

Edible Couture, 1402 Barnum Avenue (formerly Brickbox)

Five Below, 411 Barnum Avenue Cut-off (Stratford Square)

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

### **Grand List New Businesses**

According to the Grand List – Personal Property, 177 new businesses opened in Stratford in 2021 and 197 opened in 2022. The Grand List runs from October 1<sup>st</sup> to September 30<sup>th</sup> each year.

### **Commercial Property Sales**

990 Stratford Avenue sold to P & L Investments, LLC on 1-4-23 (former ExxonMobil gas station at Hard's Corner)

2368-2370 Barnum Avenue sold for \$259,000 to FASFA Transportation on 1-4-23

427-429 Honeyspot Road sold for \$405,000 to Seek LLC on 1-19-23 (irrigation systems)

1480 Stratford Avenue sold for \$1,632,000 to Bates Property Management, LLC on 1-26-23 (location of Stanley Steemer)

435 Honeyspot Road sold for \$300,000 to Mt. Zion Shiloh Apolostic Church on 2-3-23

2160 Stratford Avenue sold for \$185,000 to William Mattox on 2-3-23

1325 Barnum Avenue #2 sold for \$2,700,000 to Hizz Barnum, LLC on 2-10-23

### **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 of early summer 2023.

**Complete Streets Phase 1** –The Request for Proposals (RFP) for Phase 1 streetscape improvements will close on March 23<sup>rd</sup>..

**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. Construction is currently underway.

**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](http://www.celebratestratford.com)

The 2023 Celebrate Stratford schedule has been published. The first event of the year will be Restaurant Week, which is scheduled to run from March 19<sup>th</sup>-25<sup>th</sup>. There are 24 restaurants registered to participate. For more information, please visit [stratfordrestaurantweek.com](http://stratfordrestaurantweek.com).

### **Marketing**

The "Stratford's Hidden Gems" initiative, which currently highlights Stratford's nine museums, is being expanded to include Stratford's natural resources followed by Stratford's water access points. We are promoting the Town of Stratford video series which is available on the Town of Stratford Economic and Community Development YouTube Channel, and continue to explore new opportunities to promote Stratford.

### **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** – A partnership between the Town and Sterling House, this online resource lists all Town events. We encourage Stratford residents and organizations to take advantage of this helpful tool.

<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](http://Townofstratford.com) > Town Hall > Town Departments & Services > Economic Development**