

## **Agenda**

**CRDA Regional and Economic Development Projects Committee  
Meeting / GoToMeeting  
Thursday, April 8, 2021  
3:00pm**

- I. Approval of Minutes from March 11, 2021 \*
- II. Regional Agricultural Market – Update/Discussion on Development Planning RFP
- III. Albany/Woodland Retail Project \*
- IV. Windsor locks TOD Update
- V. CRDA Parking Facilities RFP Discussion
- VI. Project Updates
- VII. Adjournment

CRDA Regional and Economic Development Projects Committee  
Thu, Apr 8, 2021 3:00 PM - 4:00 PM (EDT)

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**Access Code:** 189-973-141

**Regional and Economic Development Committee  
Conference Call  
Draft Meeting Minutes  
March 11, 2021  
3:00 PM**

**Members Present via GoToMeeting:** Committee Chair Marcia Leclerc, Board Chair Suzanne Hopgood, Randal Davis, DECD Deputy Commissioner Alexandra Daum, Bob Patricelli

**Staff Present via GoToMeeting:** Mike Freimuth, Anthony Lazzaro and Kim Hart

**Guests Present via GoToMeeting:** Agriculture Commissioner Bryan Hurlburt, Jamie Smith (Agriculture Dept) and Martha Page (Hartford Food System)

The meeting was called to order at 3:01 pm by Mayor Leclerc and the minutes of the January 14, 2021 meeting were approved on a voice vote.

Mr. Freimuth updated the Committee on various projects:

1. **East Hartford Projects** – All projects are progressing and there are no major changes to report.
2. **Bushnell South Garage** – Construction is winding down and the garage should be operational sometime in July.
3. **Front Street** – CRDA continues to closely monitor the health of the restaurants and theaters in the Front Street district, as well as the Marriott Hotel. All have been severely impacted by the COVID pandemic and the loss of convention goers, Downtown Hartford employees and UConn students. Mr. Freimuth noted that two restaurants have been forced to close.
4. **Parkville Market** – The State Department of Transportation has approved the Parkville Market's use of space under I-84 for much-needed additional parking. DOT will now submit the required paperwork for federal approval.
5. **Regional Agricultural Market** – Mr. Freimuth introduced Commission Hurlburt and updated members on the Development Planning Consultant RFP process. Two of the bidders were invited to make presentations to the Selection Committee on March 3rd. Mr. Freimuth noted that while both offered impressive credentials, the Selection Committee is struggling with the basic question of what the Market's role should be. Bidders were told that a more focused scope would be provided and that they would be asked for revised proposals.

Commissioner Hurlburt offered some thoughts on his agency's role, Connecticut's food industry, lessons learned during COVID and what the Market could offer. He sees the Department of

Agriculture as more of a regulatory and marketing agency and believes that real estate and development questions relative to the Regional Market are rightly in the purview of CRDA.

The Commissioner suggested that the pandemic has put a greater emphasis on the importance of Connecticut's farmers and the state's food industry in general. Early in the lockdown as grocery shelves emptied, residents sought out local farmers' markets and farm stands as a means of securing food unavailable in grocery stores, as well providing a more socially distant shopping experience. He noted that, as a result, these retail farm operations saw a 30% increase in sales during this time. Conversely, those farmers operating at the wholesale level, particularly dairy farmers, saw their business dry up with the closure of restaurants, hotels and educational institutions.

Commissioner Hurlburt explained that his agency is embarking on a new "CT Grown" media campaign. He reflected on the need to assist farmers in "stretching the season", helping them find supplemental income through things activities such as "light processing". While it may not make financial sense for individual famers to set up space for canning and making jams and salsas, the creation of shared work and commercial kitchen spaces – perhaps at the Regional Market - could help many farmers. The Commissioner also cited the need for space for small breweries and wineries and the success of efforts to pair these retail enterprises with the State's shellfish industry, which has traditionally been a wholesale operation.

Deputy Commissioner Daum questioned whether the Commissioner saw the Market as being retail- or wholesale-focused. Commissioner Hurlburt discussed the idea of the site encompassing both, noting that the farmers often do not always limit themselves to one or the other. He cited the market at Groton Airport as a successful operation in spite of the site's lack of ambiance – not unlike the Regional Market.

Mr. Freimuth questioned Commissioner Hurlburt about transportation and the role the Regional Market plays or should play in ensuring adequate food supplies in New England. Committee members discussed the staggering fact that should bridges over the Hudson River shut down, New Englanders would be left with only a three-day supply of food.

Mr. Patricelli expressed his belief that the net step in the development process should be for CRDA to draft a "statement of purpose" for the Market, citing the diversity of activities, including light processing and even meat processing, that might find a home there. The Commissioner offered his assistance and support to CRDA as it works to develop such a statement.

The next meeting of the Regional & Economic Development Committee is scheduled for April 8, 2021.

There being no further business, the meeting was adjourned at 4:03 p.m.

## Summary of Regional Market RFP Short-List Responses

	HR&A Advisors	S/L/A/M
Team	<p>HR&amp;A Advisors (NYC)</p> <p>MASS Design Group (Poughkeepsie)</p> <p>Commonwealth Ag Strategies</p> <p>Epstein &amp; Sons Intl. (Chicago) (Infrastructure)</p>	<p>SLAM (National w/ HQ in Glastonbury)</p> <p>MVI (Maine) (urban planning / econ dev consulting)</p> <p>Fuss &amp; O'Neill (site/civil/MEP)</p>
Relevant Experience	<p><u>HR&amp;A</u> -- NYC Food Policy Plan Stakeholder Engagement, Memphis Agricultural Business Park, San Francisco Ferry Building Marketplaces, South LA Grocery Study and NYC Food Plan;</p> <p><u>Mass Design</u> -- Stone Barns Ctr. for Food and Agriculture, Rwanda Institute for Conservation Agriculture, Fall Kill Master Plan, Poughkeepsie Public Market, Franklin Park Master Plan &amp; Mattapan Neighborhood Plan (Boston)</p>	<p><u>SLAM &amp; MVI</u> did comprehensive master plan for Regional Market in 2014;</p> <p><u>MVI</u> has done public markets in Rochester, Wester North Carolina, Portland Maine, Grand Rapids, Milwaukee, Salt Lake City, Philadelphia, Baltimore and NYC</p>
Timeframe	<p><u>Task 1 - Reconnaissance</u> = 6 to 8 weeks</p> <p><u>Task 2 - National Trends</u> = 2 to 3 months after Task 1</p> <p><u>Task 3 - Mission &amp; Concept</u> 6 weeks after Task 2</p>	Not Specified
Work Plan	<p><u>Task 1 - Reconnaissance</u> - Establish understanding of (a) broader landscape of food and ag in CT, including trends in market dynamics &amp; impact of technology and (b) current role and mission of RM.</p> <p><u>Task 2 - National Trends</u> - Examine national trends in food and ag and how they are expressed in peer ag markets to identify opportunities for this site and investment required.</p> <p><u>Task 3 - Mission &amp; Concept</u> - Prepare (a) 3 options for vision and mission, (b) concept plan with proposed governance structure, and (c) implementation plan with phasing.</p>	<p>Goal to provide information and analysis to develop shared vision of what RM should be, considering both its historic function and new possibilities as seen at other markets.</p> <ul style="list-style-type: none"> <li>• Kick-off meeting</li> <li>• Comparable Facility Research</li> <li>• Steering Committee Presentation1</li> <li>• Key Informant Interviews</li> <li>• Update of 2014 Master Plan</li> <li>• Market Research Update</li> <li>• Preparation of Mission Statement</li> <li>• Steering committee Presentaton2</li> <li>• Draft development strategy (based on highest impact programming options for RM and varying mixes of public &amp; private investment.)</li> <li>• Options for ownership and operations</li> <li>• Steering Committee Presentation3, and</li> <li>• Final presentation</li> </ul>
Fee	<p>Task 1 = \$25,000</p> <p>Task 2 = \$75,000</p> <p><u>Task 3 = \$50,000</u></p> <p><b>\$150,000</b></p>	<b>\$51,500</b>

PROJECT: Albany Woodland Redevelopment  
Mixed use building on city owned property

BACKGROUND: CRDA awarded \$5.5M (approved by State Bond Commission 7/21/20) from the Neighborhood Program to a mixed use \$21M project at the intersection of Albany Ave and Woodland Street on a city parcel resulting from a city RFP process. The project included up to 75 housing units complimented by 20,000 sf of retail/commercial space with a focus on neighborhood health and wellness needs.

ISSUE: Two critical problems have resulted in a request by the City to restructure the project. First there was considerable concern and objection to a project with 75 units of housing at the intersection. Secondly, the developer was unable to secure the various (and multiple) funding sources, including conventional financing or various tax credits and grants as envisioned.

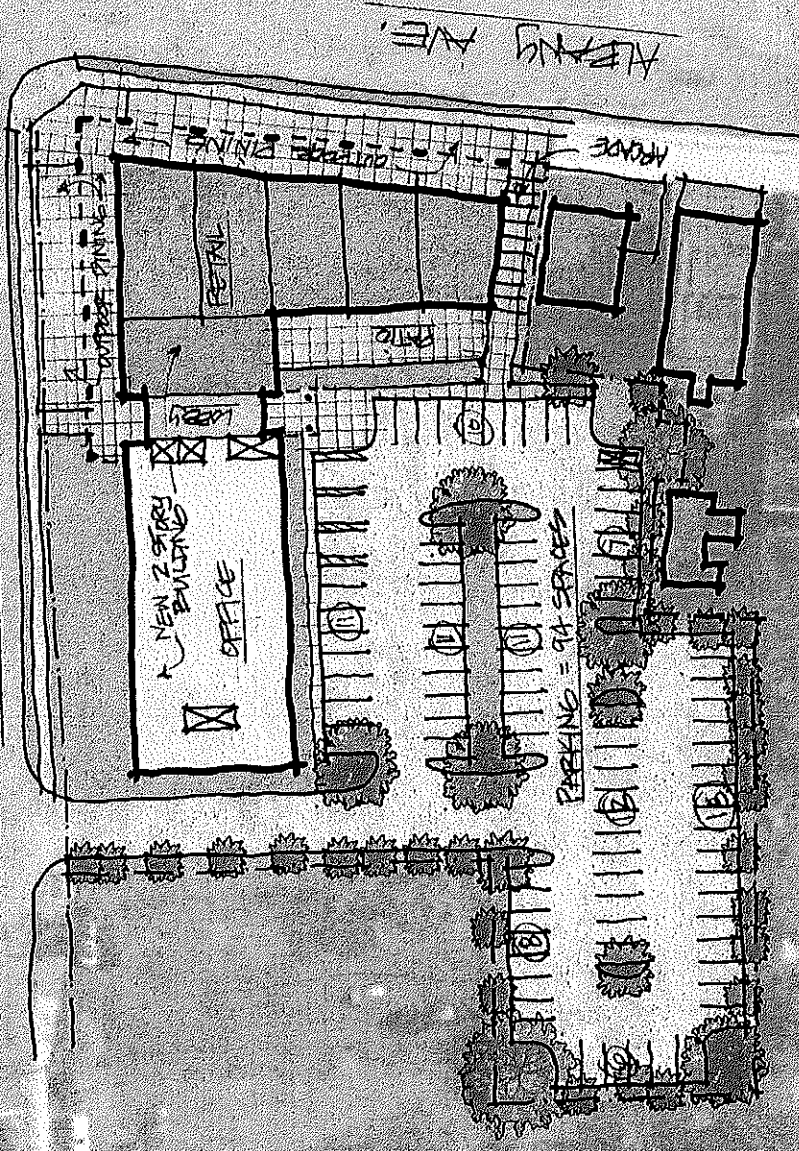
RESTRUCTURE: The City has asked that the funds continue to be available as either equity or loans as incentives in a new project that will continue to focus on the health and wellness goals of the original project with associated retail space. The CRDA funds would be matched by additional public and/or private dollars to build out a redesigned commercial project.

RESOLUTION: *The CRDA continues to support the redevelopment of the Albany/Woodland property and reserves the \$5.5M initially awarded to be re-allocated for a restructured and redesigned commercial building of approximately 40,000 s.f. subject to 1/the CRDA funds being matched by an equal or greater amount of funds; 2/ the CRDA Board reviewing and approving the specific use and terms of the CRDA funds at a subsequent time; and 3/the State Bond Commission approving such re-allocation and use of the funds.*



FIRST FLY	OFFICE - 8,505 sq ft	1000	RETAIL - 10,800 sq ft
SECOND FLY	OFFICE - 8,505 sq ft	1000	COMMERCIAL - 10,800 sq ft
TOTAL	17,010 sq ft	2000	21,600 sq ft
			40,930 sq ft

WOODLAND STREET



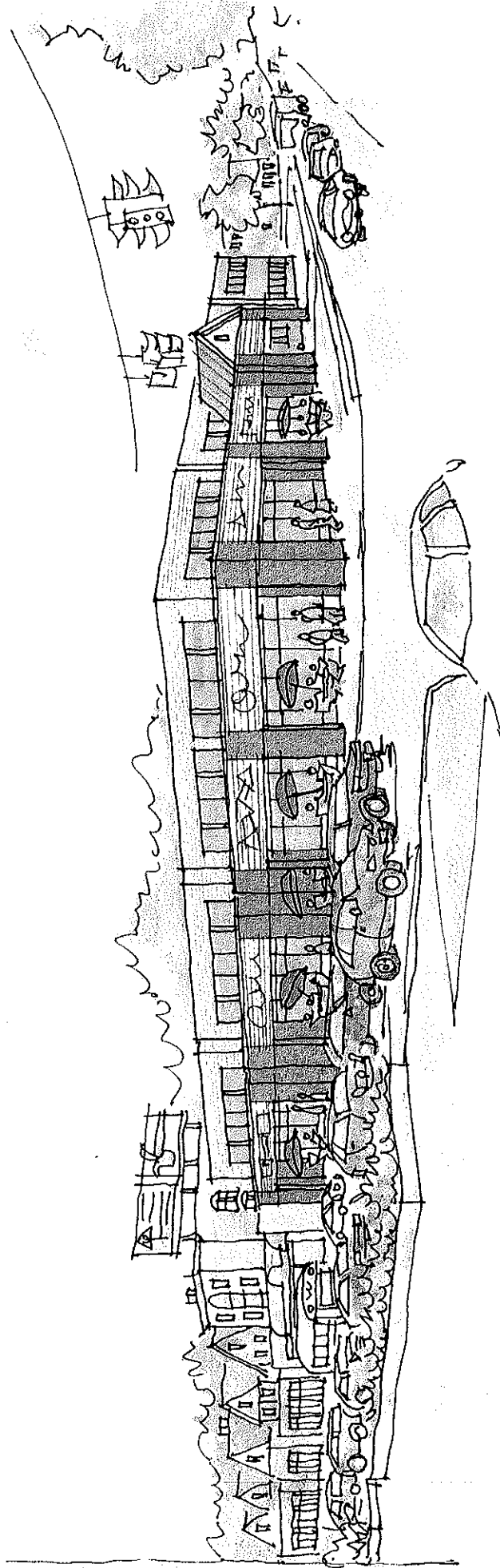
APRIL 05, 2021

OFFICE / COMMERCIAL BUILDING

1135-1161 ALBANY AVE, HARTFORD, CT

SITE PLAN

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APRIL 05, 2021

OFFICE / COMMERCIAL BUILDING  
1135-1161 ALBANY AVE, HARTFORD, CT

PERSPECTIVE

**CROSSKEY**  
**ARCHITECTS**  
Architects • Planners • Engineers

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1135-1161 Albany Ave., Hartford, CT  
**CONSTRUCTION COST BREAKDOWN**  
 April 5, 2021

Crosskey Architects LLC  
 750 Main Street  
 Hartford, CT 06103

**New 2 Story Commercial & Office Building**

**CONTRACTOR/CM COSTS**

Line Item Description	Construction Costs
General Conditions	\$ 466,837
CM Fee	\$ 503,820
<b>Sub-total CM Costs</b>	<b>\$ 970,657</b>

**SITEWORK**

Line Item Description	Construction Costs
General Site Work	\$ 96,546
Waste & Debris Removal	\$ 84,574
Site Utilities	\$ 322,918
Paving, Walks & Signs	\$ 510,518
Landscaping	\$ 192,213
Dumpster Enclosure	\$ 5,382
Fencing & Entry Gate	\$ 269,098
<b>Sub-total Sitework Hard Costs</b>	<b>\$ 1,481,250</b>
<b>% of Hard Construction Costs</b>	<b>17%</b>
<b>Sitework w/ % portion of CM Costs</b>	<b>\$ 168,614</b>
<b>TOTAL SITEWORK</b>	<b>\$ 1,649,864</b>
<b>Sitework Cost/Acre</b>	<b>\$ 835,374</b>
<b>Sitework Cost/Building Area</b>	<b>\$ 41</b>

**CORE & SHELL**

Line Item Description	Construction Costs
Concrete Sub-contractor	\$ 523,099
Concrete Waterproofing	\$ 12,267
Gypsum Cement Underlayment	\$ 55,116
Masonry Sub-contractor	\$ 444,308
Structural Steel	\$ 98,138
Misc. Metals	\$ 10,028
Carpentry - Rough Framing	\$ 583,609
Wood Stairs	\$ 177,933
Roofing - TPO	\$ 191,676
Roofing - Flashing, etc.	\$ 8,984
Insulation	\$ 121,425
Caulking	\$ 33,692
Exterior Siding - Metal Panel	\$ 589,172
Storefront System - Exterior	\$ 470,057
Door System - Exterior	\$ 46,830
Gypsum Board	\$ 64,329
Toilet Accessories & ADA Grab Bars	\$ 13,855
Entry Canopy System	\$ 1,909
Elevator	\$ 139,950
Plumbing	\$ 133,471

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1135-1161 Albany Ave., Hartford, CT  
**CONSTRUCTION COST BREAKDOWN**  
 April 5, 2021

Crosskey Architects LLC  
 750 Main Street  
 Hartford, CT 06103

HVAC	\$	298,819
Electrical	\$	209,507
Lighting	\$	124,206
<b>Sub-total</b>	<b>\$</b>	<b>4,352,381</b>
<b>% of Hard Construction Costs</b>		<b>51%</b>
<b>Core &amp; Shell w/ % portion of CM Costs</b>	<b>\$</b>	<b>495,442</b>
<b>TOTAL CORE &amp; SHELL</b>	<b>\$</b>	<b>4,847,823</b>
<b>Core &amp; Shell Cost/SF</b>	<b>\$</b>	<b>120</b>

#### INTERIOR FIT-OUT

Line Item Description	Construction Costs	
Carpentry - Rough Framing	\$	194,537
Carpentry - Interior Trim, Millwork, Cabinetry	\$	406,228
Storefront Systems - Interior	\$	285,310
Door System - Interior	\$	140,486
Gypsum Board	\$	192,986
Acoustical Ceilings	\$	93,106
Painting	\$	136,797
Wallcoverings	\$	43,075
Flooring	\$	290,560
Plumbing	\$	44,490
HVAC	\$	99,606
Electrical	\$	209,507
Generator	\$	48,611
Lighting	\$	372,616
Security Camera	\$	2,073
Voice & Data	\$	126,266
Sound Masking	\$	7,182
<b>Sub-total</b>	<b>\$</b>	<b>2,693,438</b>
<b>% of Hard Construction Costs</b>		<b>32%</b>
<b>Interior Fit-out w/ % portion of CM Costs</b>	<b>\$</b>	<b>306,601</b>
<b>TOTAL INTERIOR FIT-OUT</b>	<b>\$</b>	<b>3,000,039</b>
<b>Interior Fit-out Cost/SF</b>	<b>\$</b>	<b>74</b>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$</b>	<b>9,497,726</b>
<b>TOTAL COST PER SF</b>	<b>\$</b>	<b>234.92</b>

#### Building Statistics

SITE ACREAGE	1.975
BUILDING AREA (SF)	
Basement (SF)	0
First Floor (SF)	20,215
Second Floor (SF)	20,215
<b>TOTAL (SF)</b>	<b>40,430</b>

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**LUKE A. BRONIN**  
MAYOR

# CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES  
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**I. CHARLES MATHEWS**  
INTERIM DIRECTOR

**Date:** February 16, 2021

**From:** I. Charles Mathews, Interim Director of Development Services

**To:** HRA Members

**Cc:** Community Stakeholders

**Project:** Albany and Woodland

**Subject:** Proposed Delay of the LDA Agreement between the City of Hartford/HRA and 7 Summits Realty

For the past four years, the City of Hartford/HRA has supported and worked with 7 Summits Realty to create a viable project at the corner of Albany and Woodland streets known as the Albany/Woodland Project.

Over the course of the last 6 months, the Department of Development Services has made every effort to ensure transparency and communications with the developer, community stakeholders, the Hartford Redevelopment Agency, and potential funders as it relates to the progress, challenges, and scope of the project as proposed by 7 Summit Realty, LLC.

On December 10, 2020 an HRA meeting concluded with a recommendation for the approval and execution of a Land Development Agreement (LDA) between the City of Hartford/HRA and 7 Summits Realty.

### **Newly Surfaced Issues and Challenges**

The day after the December HRA meeting and over the last several weeks, there have been a number of issues that have surfaced that may adversely, and materially, affect the successful completion of the proposed development project. These issues were brought to DDS' attention via communications with the developer, potential funders and others. Items which have changed or remain uncertain amongst these parties include:

- The housing unit mix (Affordable vs Market)
- The shifting number of housing units
- A possible decrease in the development footprint
- The proposed funding stack
- The ability of some funding sources to co-exist with other proposed sources

These critical business concerns must be resolved for DDS to gain a complete understanding of the project scope. A development agreement cannot be finalized without an agreed upon development plan. Such plans must be consistent with approvals made by the City Council and the HRA, as well as with representations made to the community.

### **New & Existing Community Realities**

As stated above, the City of Hartford and the HRA have supported 7 Summits Realty project for 4 years. It is important to acknowledge a number of ongoing and new realities that may impact the Upper Albany community:

- The Covid-19 pandemic
- The push for market rate units
- The desire to eliminate housing from the project all together
- 770 units of new affordable housing within a 2-mile radius including Willow Creek (formerly Bowles Park) and the Village at Park River (formerly Westbrook Village).
- The corridor's ongoing need for off-street parking
- Synergy between multiple and diverse funding sources
- The market impacts of the proposed retail/commercial element at the Village at Park River site (1/2 mile away)

While the City and the HRA continue to be supportive of a viable plan at the Albany/Woodland site, the proposed plan has not benefited from an independent, reliable analysis of the factors listed above. That analysis could inform and impact decisions, leading to a financially viable project that looks very different from what is proposed.

### **Next Steps**

The information gathered by DDS, coupled with the lack of data and analysis associated with our existing and new community realities, reinforces the project's current financial instability. Therefore, in the best interest of the City of Hartford, the HRA, and the developer, DDS has concluded that it will not proceed with an LDA agreement at this time. DDS has proposed a "pause" on the ongoing activities of this project, including the execution of the LDA Agreement, for a period of three to seven months. With this in mind, and with the continued goal of developing a successful project for the Upper Albany community, DDS will commence the following actions:

### **Utilization of a 3<sup>rd</sup> party Mixed Use Development Consultant**

Due to the complexity of the proposed project (funding sources, unit mix, changes to the site layout, and unforeseen/under analyzed market realities), the City, will engage a 3rd party, Mixed Use Development Consultant to provide technical assistance to ensure that any proposed project at the site will have more than a reasonable chance of success. In addition, the Consultant will work to identify other alternative project configurations based on current trends, data, community wants/needs, and available funding sources.

The decision to engage a Consultant is an industry best practice which serves to better inform policymakers, city officials, community stakeholders, residents, legislative and regulatory bodies, and would be developers interested in investing in our city. The City will utilize the Consultant on an on-call basis to vet and analyze all future redevelopment projects with a focus on practicality and the highest and best use as it relates to housing, office, retail and commercial units along the City's neighborhood commercial corridors. Project scope, configuration, revenues, rental absorption rates, and feasibility of potential funding sources would all be independently examined.

Within the next 30 days, Development Services will be seeking an independent, qualified mixed-use development consultant to assist in ensuring that projects, such as Albany & Woodland, are well-structured, data-driven, and financially feasible. This will save all parties time and upfront costs. DDS intends to keep all stakeholders regularly updated as it navigates this process.



# Windsor Locks Station TOD

## Existing Plans

- Windsor Locks currently has a rail station on the Hartford Line, located south of its town center.
- A DOT plan for moving the station to town center is in place and funded. Estimated cost of \$63 million, includes 500 foot platform, track work, streetscape improvements and relocation of MOW yard.
- Construction is scheduled to commence late 2021.
- \$45 Million in funding for the station has just been bonded by CT-DOT, and another \$17.4 Million CRISI grant award from FTA for Windsor Locks Station was secured in March, 2020.
- A \$62 Million investment - 160-unit apartment project, converting the adjacent Montgomery Mill building, is complete and is fully rented out.
- Linkage to Bradley International Airport –CT Transit will operate BDL Shuttle upon opening of new station.



## An Approach (the Station Market)

- Windsor Locks seek US DOT (Build America Bureau) support to develop a Windsor Locks Station Area TOD Plan with the following attributes:
  - A public market (similar to Pike Place Market in Seattle) incorporating station functions (ticketing machines, waiting area, etc.).
  - Rail platform and “up and over” built by CTDOT.
  - Multi-level parking garage in lieu of surface parking lots or as 2<sup>nd</sup> phase after surface lot to provide shared parking for rail station, public market, retail and residential users of mixed-use building and Senior Center.
  - Mixed-use retail, institutional (Windsor Locks Senior Center) and residential developments on five redevelopment parcels adjacent to or directly across the street from new station.
  - Pedestrian bridge over historic Windsor Locks canal to connect station to canal bank, Montgomery Mill project and DEEP operated Windsor Locks Canal Trail State Park.
  - Adaptive reuse of adjacent Historic Station as welcome center, coffee shop/bistro and small batch brewery.
- The proposal involves:
  - A public-private partnership to develop the public market.
  - Private development and/or public-private partnerships to develop the mixed-use projects on five adjacent parcels.
  - State and federal funding for the rail station platform (IN PLACE).

- A public-private partnership for development of a parking garage.
- A public-private partnership for the adaptive reuse of Historic Station.
- Each component eligible for full or partial funding from USDOT (Build America Bureau).

## Progress

- Site Control. The Town of Windsor Locks holds option to purchase three of the five redevelopment parcels, including the three acre site next north of the station site and two sites directly across the street. The fourth site is owned by the Windsor Locks Housing Authority and the fifth site is privately owned with the owner seeking to redevelop with a mixed-use structure. The town will consider taking the fifth site via eminent domain if required. The Town already owns Historic Station.
- The Town has established a Downtown Tax-Increment Financing district in place that is already producing revenue that may be used to help pay for the project (or guarantee debt).
- The Windsor Locks Industrial and Economic Development Commission will be designated as a downtown development authority pursuant to existing statutes.
- Concept plans developed for the station market, along with the residential and retail structures.
- A feasibility study for the public market is complete, with positive results.
- A business plan for the public market is complete and awaiting implementation.
- An economic impact review of the public market is complete, estimating 400 new direct jobs and 1,000 new total jobs, including direct, indirect, and induced jobs.
- CTDOT has redesigned the surface parking lot to accommodate a future parking garage above.

## Individual Sites

### Windsor Locks Commons (255 Main Street).

- Private development or public-private partnership to construct mixed-use building with restaurant and Windsor Locks Senior Center on ground floor and five floors of apartments (approximately 65 units) above.
- Option price \$1.7 million.
- Build America funding, State and Federal LIHTC and other funding sources may be available.

### Shared Parking Garage

- Either on its own with aid of consultant or via the Master Development Agreement, issue a request for proposals to develop privatized components.
- Structure deals for each component of the project.
- Build America Bureau funding may be available.
- Site is owned by Amtrak subject to long-term lease to CTDOT. Sublease may be required.

### 246 Main Street

- Existing, fully-tenanted commercial building.
- Mixed-use residential over commercial use anticipated.
- Option price \$595,000.

- On-street parking and site work including 16 rear parking spaces will be added via \$1.8 million TOD/Responsible Growth Grant (IN PLACE).

#### 252 Main Street

- Site vacant.
- Mixed-use residential over commercial use anticipated.
- Option price \$345,000.
- On-street parking and site work including 50 rear parking spaces will be added via \$1.8 million TOD/Responsible Growth Grant (IN PLACE).

#### 254 Main Street

- Privately owned piece. Owner seeks to redevelop with mixed-use residential over commercial building.
- On-street parking and site work including 22 rear parking spaces will be added via \$1.8 million TOD/Responsible Growth Grant (IN PLACE).
- Town will consider acquiring site via eminent domain if needed.

#### Windsor Locks Housing Authority Site

- Quasi-municipal agency seeks to redevelop with mixed-use affordable residential over commercial building.
- Build America Bureau, State and Federal LIHTC and other funding sources may be available.

#### Historic Station

- Adaptive reuse as welcome center, coffee shop/bistro and small batch brewery.
- Exterior restoration fully funded and in progress via STEAP, SHPO, Urban Act and community fundraising efforts.
- Interior restoration to be completed using State and Federal Historic Preservation Tax Credits
- Long-Term Lease to private developer in negotiation.



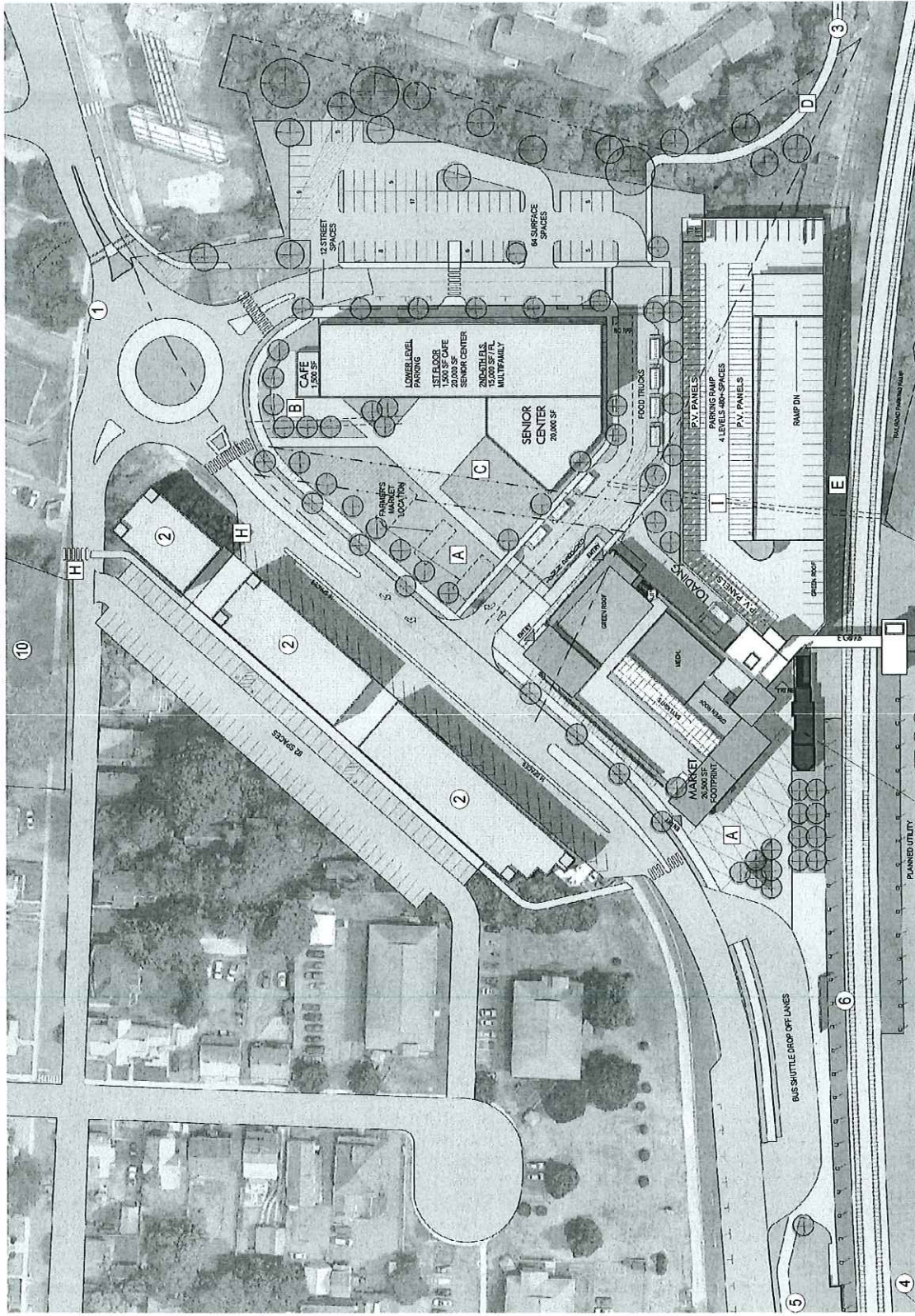
1. NEW ROUNDABOUT
2. FUTURE COMMERCIAL BLDGS
3. HISTORIC CASTLE HOUSE
4. MONTGOMERY MILL REDEV.
5. HISTORIC TRAIN STATION
6. NEW HARTFORD LINE RAIL STATION
7. WINDSOR LOCKS CANAL
8. CONNECTICUT RIVER
9. WINDSOR LOCKS CANAL TRAIL
10. PESCI PARK

- A. MARKET PLAZA
- B. RESTAURANT/RETAIL TERRACE
- C. EXPOSED UNDERGROUND RIVER/WATER FEATURE
- D. TRAIL TO CASTLE OVERLOOK
- E. PEDESTRIAN WALKWAY/CANAL BRIDGE
- F. PICNIC PARK
- G. PESCI PARK CONNECTION
- H. NEW PARKING LOT W/ POTENTIAL EXPANSION TO RAMP

<b>MARKET/STATION</b>	
1ST FLOOR	26,500 SF
2ND FLOOR	15,500 SF
<b>MIXED USE</b>	
LOWER LEVEL	PARKING
1ST FLOOR	1,500 SF CAFE, 20,000 SF SENIOR CENTER
2ND-6TH	HOUSING UNITS

<b>PARKING STRUCTURE</b>	
4 LEVELS	~480 SPACES
SURFACE LOT	64 SPACES
MIXED USE	54 SPACES

## WINDSOR LOCKS STATION W/ PUBLIC MARKET





# CRDA Regional and Economic Development Projects

Project	Description	TDC	TDC Per Unit	CRDA Managed Amount	Structure	Committee Approval	CRDA Board	Bond Commission Approval	Status
Hartford Regional Market	Planning & design for redevelopment & improvements		n/a	\$1,050,000	Grant-in-aid			7/25/2018 12/13/2018	Formal leases underway, long term planning RFP issued
Front Street District	Paving & crosswalk improvements at Front/Columbus intersection, storm drainage improvements and waterproofing & related garage improvements at Front St. North Garage		n/a	\$3,000,000	Direct CRDA expenditure			7/25/2018	Garage storm drain improvement work nearing completion
East Hartford - Showcase Cinemas	Acquisition, demolition and redevelopment of former multiplex site		n/a	\$12,000,000	Grant-in-aid			7/12/2016 6/1/2018	Demolition complete. Town discussions with developer underway
East Hartford - Drainage Improvements near Goodwin College	Installation of new drainage lines to accommodate new development in Goodwin area		n/a	\$4,000,000	Grant-in-aid		6/21/2018	7/25/2018	Phase I and Phase II work nearing completion
East Hartford - Silver Lane Improvements	Installation of new sidewalks, crosswalks and streetscape improvements recommended in CROOG Silver Lane study		n/a	\$1,011,887	Grant-in-aid (Balance of funds given to OPM for EH&N project)			4/4/2009	Sidewalk design complete. Liability & maintenance issues to be resolved.
East Hartford - Founders Plaza	Master Planning & Garage design to allow for residential development in area		n/a	\$500,000	Grant-in-aid			6/1/2018	Discussions continue with Town, developer planning consultants and CRDA
East Hartford - Great River Park	Improvements to Great River Park, including repairs & improved access to and within the park, particularly for disabled visitors		n/a	\$1,340,000	Grant-in-aid			9/20/2018	Agreements signed with Riverfront Recapture.
East Hartford - Neighborhood Property Improvements	Abatement and demolition of four blighted structures, including a former Town fire station and three residential properties		n/a	\$ 1,000,000	Grant-in-aid			9/20/2018	MOU signed with Town.
East Hartford - Horizon Mall	Infrastructure improvements and site work for outlet mall		n/a	\$ 12,000,000	Urban Act Grant	n/a	9/15/2016	7/12/2016	Mall development cancelled 3/18
Newington - National Welding Site	Administration of abatement and demolition of site Assistance with development of site	TBD	n/a	\$ 2,000,000	DECD Brownfields Grant	n/a	1/15/2013	n/a	Town negotiation with residential developer
Bushnell South Garage	Garage	\$17m	N/A	\$17,000,000	CRDA Prop.			9/20/2018	In construction
Parkville Market	Community Market	\$5.1m	N/A	\$3,500,000	Construction / Bridge loan	12/20/2018	1/10/2019	4/2/2019	Certificate of Occupancy received. Opened
Riverfront Recapture	Phase I development of extension to Hartford Riverwalk north of Riverside Park		##### 715	Neighborhood	Grant-in-Aid			9/20/2018	Remediation, soil testing, geo borings underway

3/15/2021

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# CRDA Redevelopment Projects

Project	Description	Promise Zone?	TDC	CRDA Amount	Structure	CRDA Board	Bond Commission Approval	Status
DoNo - Healthy Hub	Grocery Store	N	\$22.7m	\$8,500,000	Loan and cash flow note	9/20/2018	9/20/2018	Site selection process underway
DoNo - Arrowhead Block	Establishment of fund to assist neighborhood property owners with exterior refurbishments	N	-	\$4,000,000	Loan and equity	9/20/2018	9/20/2018	1279-83 Main; other projects in review
Albany/Woodland	new construction mixed use project	Y	\$21m	\$5,500,000	Loan/Equity		7/21/2020	Pre-development

11/16/2020

\$ 18,000,000