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## **On a clear path: Trumbull's office of economic and community development is optimistic for 2011**

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It was a journey of challenges, perseverance and good fortune as Trumbull, Connecticut traversed through 2010. This month, as economists began the year with pessimistic predictions, Trumbull celebrated the official openings of Sun Products' newly remodeled R&D Center on Trefoil Dr., and CooperSurgical's new headquarters on Corporate Dr.

The CooperSurgical and Sun Products openings presented a strong beginning. Yet, filling office vacancies was challenging. Nevertheless, officials were optimistic and 2010 was a busy year in Trumbull. In fact, more projects were approved, started and completed than anticipated. Further, we welcomed more than 26 new businesses to commercial areas in town.

Planning & Zoning (P&Z) applications increased by 52% compared to the total number of applications for 2009. P&Z also adopted some significant business-friendly zone modifications that provide flexibility to businesses and commercial developers.

One of the most significant additions to the zoning regulations was the concept of a mixed use zone, allowing commercial and residential use on a single parcel. P&Z adopted three additional zoning regulations. First, adaptive reuse regulations were added to allow the consideration of non residential uses on properties already containing a non-conforming use and on historic properties. Second, educational and recreational businesses are now permitted in commercial and industrial zones. Third, the Professional Office District was expanded to allow offices on three properties on Church Hill Rd., and on Main St. between the Bridgeport border and the Merritt Pkwy.

Among the more significant development projects approved during the year were façade renovations to revitalize Trumbull Center and the completed \$45 million renovation to Westfield Trumbull Mall. In addition, approvals for construction were obtained for a mixed use application at Luigi's Long Hill Green and a 77,000 s/f medical building on Quarry Rd. Other approved projects in 2010 included the mobile veterinarian and a medical office on Church Hill Rd.; LA Fitness' approval at Westfield Mall; two expansions at Scan Tools; and the new Norma Pfriem Cancer Treatment on Park Avenue. Construction for all of these projects are expected to be completed this year.

The Departments of Planning and Zoning and Economic Development have merged to form the Department of Economic and Community Development Office in order to enhance and optimize synergies and service. While staff has been merged, the P&Z and EDC Commissions will remain separate, but will work closely together.

Trumbull's Office of Economic and Community Development is optimistic that this will be another active year. Here is a peek at some expected announcements in Trumbull:

\* New stores and dining options will be coming to Westfield Trumbull Shopping Center, such as LA Fitness, Ten Asian Bistro, H&M and more.

- \* Three more buildings will be renovated in Trumbull Center, and new restaurants and businesses will be announced later in the year.
- \* Home Depot will open in March and a new 16,000 s/f retail building will be constructed next to it, offering space for restaurants and compatible retail.
- \* Construction will be completed for the medical building on Quarry Rd. and the Norma Pfriem Cancer Center on Park Ave.
- \* New commercial developments will be proposed for approval on Rte. 111 and on Reservoir Ave.
- \* Two new buildings are expected next to Marisa's & Luigi's on Main St. in the Long Hill District.
- \* Trumbull Center Merchants Association will be formed with a plan of events to support the area's businesses.
- \* P&Z will consider modifications to the Plan of Development as well as Zoning Regulations to optimize commercial zones.
- \* New ordinances will be developed to address zoning enforcement and historical preservation.
- \* Streetscape and road improvements at Trumbull Center and the Trumbull Corporate Park will be implemented, many thanks to over \$700,000 in state grants.

In addition to these activities, Trumbull will focus on opportunities and vacancies in our corporate and industrial buildings and land. For example, the Trumbull Corporate Park, located off of Rte. 8, boasts a sophisticated infrastructure used by several high tech and R&D companies. The area will gain more attention, especially as the streetscape project is implemented. Finally a primary goal in 2011 is to obtain development proposals for the two parcels of land on Reservoir Ave. which total 25 acres.

We expect 2011 will be another active and fruitful year for Trumbull.

Deborah Cox is the director of Economic and Community Development, Trumbull, Conn.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540