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340-unit senior housing campus approved in Trumbull

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Trumbull, CT In a 4 to 1 decision, the Planning & Zoning Commission approved a 340-unit senior housing campus on 17.6 acres. This culminated a three-year process including a zone change, appeal, wetlands and now site plan approval.

The proposed development will convert the existing building into a 193-unit independent, assisted and memory care community, while the additional acreage will have 147 units of active adult housing. The campus, at 48 Monroe Tpke., is located near retail and a major intersection (Rte. 25 & 111).

In addition to a beneficial use, the construction costs are significantly lower due to the existing materials in the building.

The project is taking advantage of the current demand for this type of housing in the market, along with projected growth of the 75+ population by over 10% by 2025. The location in upper Fairfield County provides eaccess to all points in Fairfield and New Haven counties with its' proximity to the six lane Rte. 25 connector to the Merritt Parkway, 1-95 and Rte. 8. The Trumbull market area has a population of 36,000.

Mark De Pecol, principal of Senior Living Development, LLC indicated the firm is now interviewing interested providers to joint venture the project expected to start next year.

The developers purchased the property in 2018 which was formerly leased to United Healthcare and employed 1,200 people at the campus. The two story, 250,000 s/f building also included structured parking for 700 cars. The class B office building was built in the late 1980s with heavy load construction and high ceilings, ideal for conversion. The building abuts a river running through 70-acre town park. It is serviced by its own traffic light off Rte. 111 and is across from restaurants, tennis club, fitness, massage and other retail outlets and numerous healthcare providers.

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