

# Town of West Hartford



## Quarterly Development Report October 2019 – December 2019

Community Development Department  
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# Announced & Under Construction

Business Name	Commercial District	Description
F45 Training	Bishops Corner	New Business
Mecha Noodle Bar	BBS/The Center	New Business
Arethusa	BBS/The Center	New Business
Casper	BBS/The Center	New Business
977 Farmington Restaurant	BBS/The Center	New Business
Kaliubon Ramen	BBS/The Center	New Business
Chase Bank	BBS/The Center	New Business
Pokemoto	BBS/The Center	New Business
The Medspa	BBS/The Center	Relocation & Expansion
READCO	BBS/The Center	New Business
Westfield Bank	BBS/The Center	New Business



# Announced & Under Construction

Business Name	Commercial District	Description
Ulta Beauty	Corbin's Corner	New Business
Industrious	Corbin's Corner	New Business
DORO Marketplace	Elmwood	New Business
Kathy's Urgent Care	Elmwood	New Business
Ballet Theatre Company	New Park Avenue	Expansion
BiCi Co.	New Park Avenue	New Business
Coastal Tool	New Park Avenue	Relocation & Expansion
Salon Salud	Park Road	New Business
206 Salon	Park Road	New Business
Nashville Hot Chicken	Park Road	New Business
LA Vision Family Eyecare	Park Road	New Business



# Recently Completed

Business Name	Commercial District	Description
Float Forty One	Bishops Corner	New Business
Ketamine Greater Boston	Bishops Corner	New Business
Moppets Drop-In Child Care	Bishops Corner	New Business
Angel Touch Threading	Bishops Corner	Expansion- 2 <sup>nd</sup> location
Achieve TMS East	BBS/The Center	New Business
Lovesac	BBS/The Center	New Business
Playa Bowls	BBS/The Center	New Business
Solinsky Hearing Center	BBS/The Center	Expansion
Mosaic Sun	BBS/The Center	New Business
Cookshop Plus	BBS/The Center	Relocation
J Rene	BBS/The Center	Expansion



# Recently Completed

Business Name	Commercial District	Description
Fathom	BBS/The Center	Relocation
AT&T	BBS/The Center	New Business
The Edge Fitness Club	Corbin's Corner	New Business
Frida	Elmwood	New Business
Code Ninjas	Elmwood	New Business
Lyon's Auto Repair	Elmwood	Expansion- 2 <sup>nd</sup> location
India Grill	New Park Avenue	New Business
Rock and Soul	New Park Avenue	Relocation & Expansion
Harvey's Market	Park Road	New Owner
Homegrown Studio	Park Road	New Business



# New Business Totals- Q4 2019

Business Category	Total Number
Approved & Under Construction	22
Recently Completed	21
Grand Total	43



# Commercial Development

## Regency Centers- 1445-1459 New Britain Avenue

Application filed on behalf of FW CT-Corbin's Corner Shopping Center, LLC, owner of 1459 New Britain Avenue to amend the Special Development District, as follows:

- Renovation of the shopping center including alterations to the existing building façade
- Construction of an approx. 2,550SF addition to the rear of Trader Joes
- Potential demolition and replacement of the vacant Jared's building with a new 7,360SF restaurant building
- Reconfiguration of the parking layout
- Installation of new landscaping, lighting and pedestrian amenities

*Scheduled for Town Council public hearing on January 28<sup>th</sup>.*



# Commercial Development

## 120 Park Road

Site Plan application of Soden Tek to construct a 1,000SF addition to the existing commercial building at 120 Park Road.

The addition will facilitate a kitchen expansion to support a new restaurant called Nashville Hot Chicken. Associated façade, parking and landscape improvement are also proposed.

*Site Plan application approved on December 19<sup>th</sup>.*



# Residential Development

## Trout Brook Realty Advisors– 540 New Park Avenue

Site Plan application of Trout Brook Realty Advisors for the redevelopment of 540 New Park Avenue. The redevelopment plan includes a new mixed-use building containing fifty-two mixed-income residential units with ground floor retail and associated site landscaping, lighting and parking. *Site Plan application approved on October 30<sup>th</sup>.*



## 409 Prospect Avenue, LLC- 409 Prospect Avenue

Site Plan application of 409 Prospect Avenue, LLC for the redevelopment of 405 and 409 Prospect Avenue into a new nine unit residential townhome complex with associated site landscaping, lighting and parking. *Site Plan application submitted on December 20<sup>th</sup> and is under review.*



# Development in the Planning Phases

## West Hartford No 2, LLC– 977 New Britain Avenue

Anticipated Site Plan application of West Hartford No 2, LLC for the redevelopment of 977 New Britain Avenue into a new O'Reilly's Auto Parts retail store with associated site landscaping, lighting and parking.  
***Anticipated submission of site plan in January.***



## 1021-1023 Farmington Avenue

Anticipated Special Development District (SDD) and re-zoning application for 1021-1023 Farmington Avenue for change in the underlying zone to RO with an SDD overlay to permit use of the property for professional offices.  
***Anticipated application submittal in January.***

## 12 Grove Street

Anticipated re-zoning application for 12 Grove Street for change in the underlying zone to RP to permit use of the property for commercial parking.  
***Anticipated application submittal in January.***

