



## From Vacancy to Vibrancy...

### *A Positive Outlook for Economic Development in Trumbull*

Trumbull has made the reoccupation and redevelopment of vacant and underperforming property a priority. Thoughtful planning, focus, and partnerships have led to the reoccupation and redevelopment of over 800,000 SF of vacant space over the past five years.

One area in particular, Trumbull's southern industrial/commercial zone which encompasses a part of Reservoir Avenue as well as Lindeman Drive, Oakview Drive, and Cambridge Drive was over 60% vacant in 2017. The area had 315,000 SF of unoccupied space that was losing value for almost a decade. Through thoughtful planning and regulation changes that allowed for mixed-use development, the area is now sought after.

Ten Trumbull, the 202-unit luxury market rate 1 and 2 bedroom apartment complex, is fully occupied. The project was built on a 10-acre site that had a 70,000 SF office building that had been vacant since 2014. The former Henderson Lumber Yard, now The Woodside, comprising 199 apartments

and townhouses has leased ahead of construction.

The River Valley Resort Community, a 55+ Independent Living facility, affectionately referred to in town as the cruise ship on land, was developed on the site of a vacant 40,000 SF office building. New activity in this area

is by no means all housing. As the neighborhood came alive, business followed.

Five new businesses including The Learning Experience Preschool, DaVita Dialysis, Lindquist Supply, Synergy Homecare, and Neuropathy Associates, have all located to the area.



Photos: Runefilms LLC

*The Town of Trumbull  
welcomes partnership  
and innovation  
in the interest of  
creating jobs, growing  
the tax base, and  
maintaining the high  
quality of life and  
value the town offers.*

Cooperative Educational Services (CES) purchased the vacant 40 Oakview Drive to create a school for special education needs. Recently, the eyesore that remained vacant and blighted in the same neighborhood, 6 Cambridge Drive, a 60,000 SF building on which the town was pursuing a foreclosure action, has gone under contract for purchase. The reuse will not be housing.

The town is also committed to public improvements to elevate the neighborhood. The entire area is scheduled for paving in 2023, and additional sidewalk connections to support walkability and quality of life in the area will be added. This did not take 20 years to turn around; it took 5 years of planning, focus, and partnership.

In other parts of town, significant reoccupation of vacant property has occurred. The former United Healthcare building at 48 Monroe Turnpike has been approved to be developed as a continuum of housing and related services for individuals 55+. Vacant land at the Westfield Trumbull Mall is under development as The Residences on Main, a luxury apartment development, is due to begin leasing this fall. And the Trumbull Corporate Park is filling up with a diverse group of new businesses like Image First Healthcare Laundry, Power Home Remodeling, Make-a-Wish CT Headquarters, D-BAT, Studio 35, Levco Oil and Propane, and more.

There are challenges ahead, but Trumbull sees these challenges as opportunities.

*Content Provided by Rina Bakalar,  
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The joint venture of Garden Homes Development (Short Hills, NJ) and Rose Equities (Beverly Hills, California) is proud to be a part of the economic and growth of the Town of Trumbull and the greater Bridgeport Region. “The Residences at Main,” 260 luxury rental apartment homes located on approximately 10 acres directly adjacent to the Westfield Trumbull Shopping Mall on Main Street, are currently under construction. The town center style, highly amenitized community is enhanced with pedestrian connectivity for residents to take advantage of the retail, dining, entertainment, and experiential offerings, products, and services at the Westfield Trumbull Shopping Mall. The new development will provide the region with spacious and thoughtfully designed layouts in a mix of one and two bedrooms residences with attractive interior and exterior contemporary finishes that capture the essence of the New England charm of Trumbull and the greater eastern Fairfield County location. The community is an ideal complement to the Westfield Trumbull Mall, bringing much-needed housing to Trumbull's business community and creating an actual "live, shop, play, dine and work" environment. As long-term, generational owners, builders, and managers of our developments, our goal is always to be an integral part of the surrounding community for decades to come. We look forward to welcoming our first and Trumbull's newest residents by the Summer of 2023!



THE RESIDENCES AT MAIN  
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