

# Trumbull Mall Area:

Market  
Feasibility & Land  
Use Study



Town of Trumbull, CT  
26 March 2025

## Setting the Stage for Tomorrow's Mixed-Use District



# Our Team



**David Dixon**  
Vice President & Urban  
Places Fellow, Stantec  
*Urban Design + Planning*



**Gary Sorge**  
Vice President, Stantec  
*Landscape Architecture*



**Maggie Connor**  
Principal & Senior Urban  
Designer, Stantec  
*Urban Design + Planning*



**Brett Sherman**  
Principal, Stantec  
*Real Estate Services & Development  
Partnerships*



**Jason Schrieber**  
Senior Principal, Stantec  
*Mobility & Transportation*



**Alanna Wittet**  
Urban Planner, Stantec  
*Urban Planning*

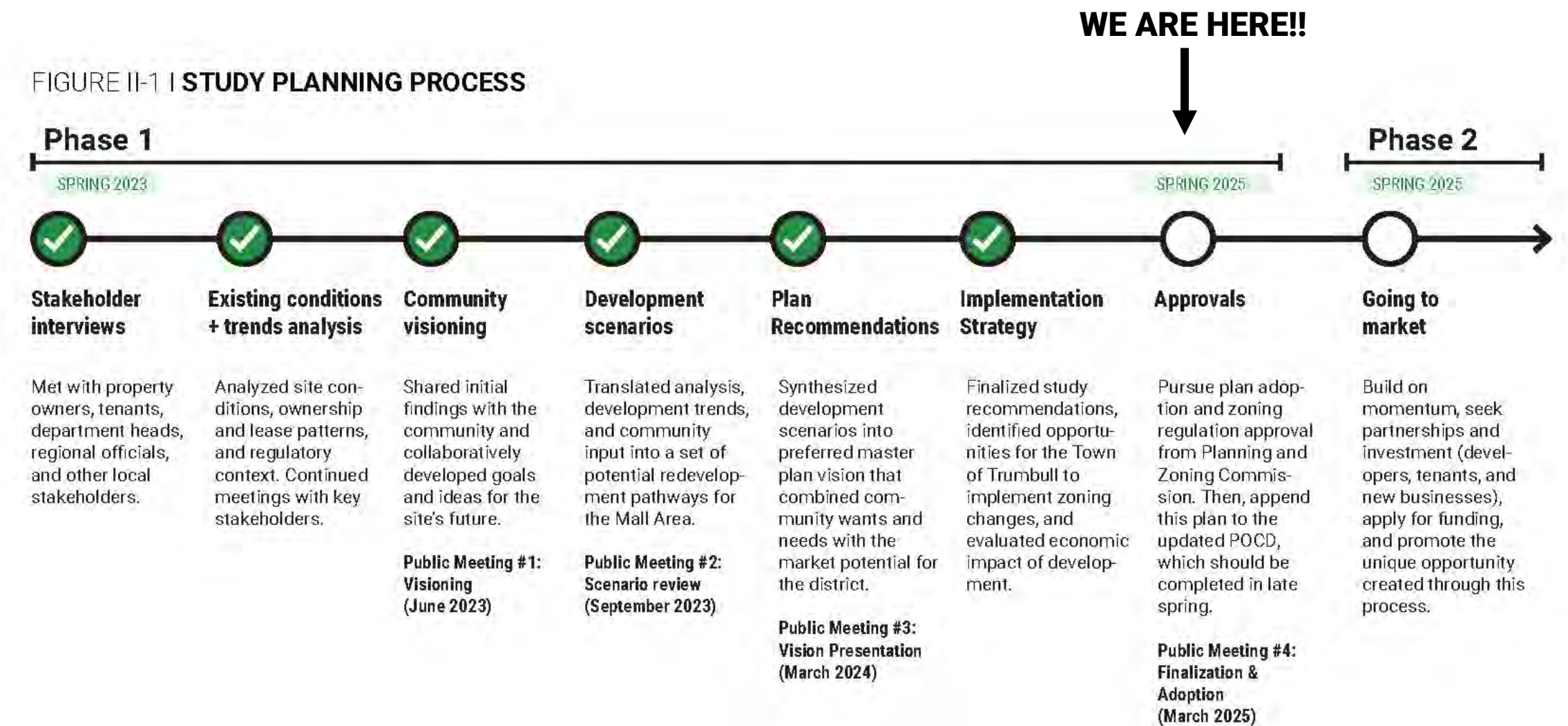


**Bob Gibbs**  
Principal, Gibbs Planning Group  
*Market Analysis*



**Sarah Woodworth**  
Managing Member, W-ZHA  
*Market Analysis*

# Planning Process: Where we are today

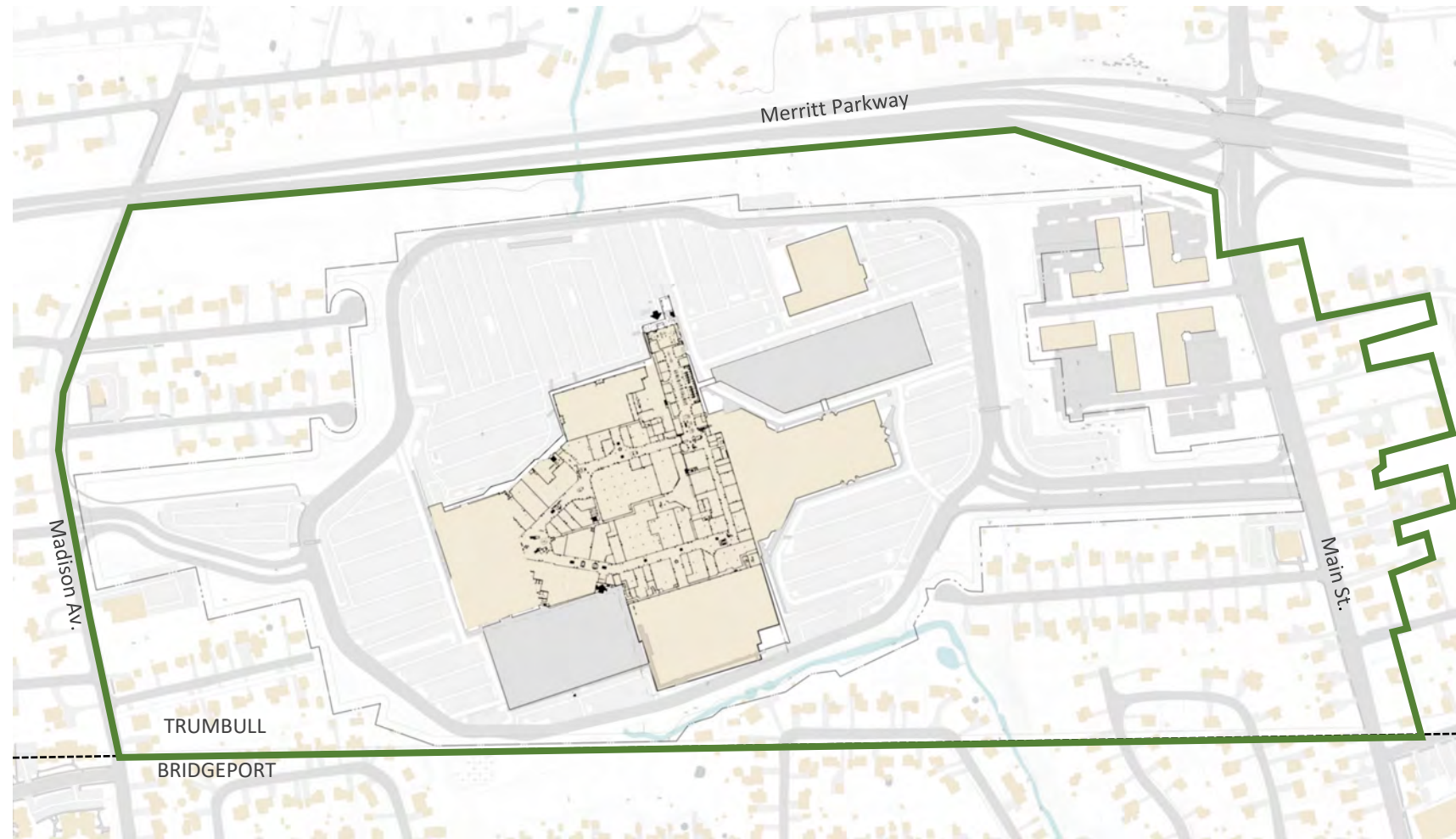


# Study Area

**The Town of Trumbull has launched a Market Feasibility and Land Use Study for the Mall area that extends from the Merritt Parkway to the Bridgeport line, and from Madison Avenue to Main Street.**

The goal of the study is to develop a shared vision for the area that will be a culmination of research, market information, analysis, stakeholder input, and best practices.

The study will conclude with clear implementation steps toward achieving the vision in partnership with public and private owners and stakeholders.



# Study Goals

This study is an opportunity to create economic, fiscal and community value and build consensus around a vision for the mall area. The following four items describe the core goals set for this project:

## **Understand community desires and concerns for the mall area.**

There is a wide range of possible futures for the mall area. The process engages with residents and stakeholders to define what the community wants to see for this Area's future. This includes local residents, businesses, leaders, and other stakeholders in Trumbull and beyond.

## **Educate the community on the area's range of opportunities and constraints.**

The mall area is by no means a blank slate. There are numerous opportunities for added value but also important constraints to work around. The process will help the community understand these factors and how they influence what is possible for the mall area moving forward.

## **Provide a path forward for property owners and tenants.**

The study will include implementation strategies designed to help property owners and tenants transition toward the community's vision for the area's future in incremental steps that avoid unduly compromising business operations along the way.

## **Attract investment interest.**

A primary measure of success for the study will be the degree to which its findings, recommendations, and outreach process catalyze interest and action by investors. In other words, the study is intended to deliver tangible economic results.

# The Opportunity

## Creating Economic Value

- Strengthen the area's role as a regional and local destination
- Attract quality jobs
- Catalyze reinvestment and upgrades in and around the Mall
- Complement other activity hubs
- Use Professional Office Overlay Zone to broaden complementary, not competing, land uses in the area along Main Street
- Establish a safe and attractive gateway

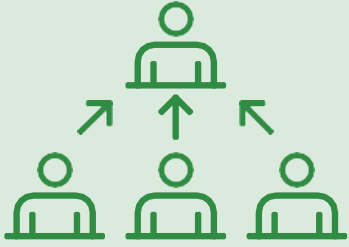
## Creating Community Value

- Create a gathering place that brings locals together
- Accommodate community programming and activities
- Promote a sense of place and branding that Trumbull residents identify with
- Enhance building, grounds, lighting and other aesthetics
- Introduce "destination" uses and amenities that attract more people, more often



### TRUMBULL POPULATION AT A GLANCE

- 37,000 Population
- 13,000 Households
- Median Income of \$165,000
- 30% of households earn more than \$200,000
- 40% of residents hold Bachelor's Degrees
- 25% of residents have a Master's Degree or higher.



I

### COMMUNITY FEEDBACK

Meetings, interviews, and surveys were conducted to assess concerns and opportunities from -

- Residents
- Mall businesses
- Mall ownership
- Local developers
- Town staff
- Elected officials



II

### MARKET FEASIBILITY

Various land uses were assessed for their strength in this market and what is needed for -

- Mall repositioning
- Responding to trends
- Creating a vibrant mixed-use district



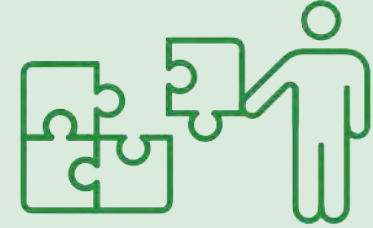
III

IV

### STUDY AREA POTENTIAL/ FUTURE VISION

The area's developable lands were tested to understand what could be built here, incorporating -

- Walkability and Bikeability
- New public areas and plazas
- New mix of uses



V

### IMPLEMENTATION & ECONOMIC IMPACT

The recommendations include regulatory changes and identify opportunities to spur investment, such as -

- Economic impacts of investment
- Zoning amendments
- Infrastructure Projects



***Community stakeholders actively engaged in every phase of planning - articulating a strong desire to revitalize the Trumbull Mall Area into a destination that is as relevant to community life today as it was when the Mall first opened in the 1960s.***

I.

COMMUNITY  
ENGAGEMENT



# Community Engagement

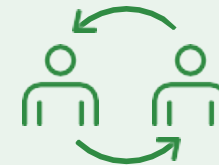


## COMMUNITY MEETINGS

- Meeting #1 - June 2023
- Meeting #2 - September 2023
- Meeting #3 - March 2024

**100+**

Public Attendance



## STAKEHOLDER INTERVIEWS

- Local developers
- Commercial brokers
- Mall tenants
- Local government leaders
- Local business organizations
- Property Owners
- Investors

**8**

Stakeholder Groups



## PROJECT WEBSITE

- 1,656 website users
- 260 downloads of previous presentations

**1,656**

Website Users



# What the community supports:

## Overview of public engagement and input

### Community Vision for the Area

- Vibrant **local and regional destination** where people want to spend time and money
- Appeal to **all age groups**, especially families
- Offer a variety of tenant types and **shop, eat, play opportunities**
- Become a **safe place for the community to gather**
- Serve as a **gathering place** for the community

### Potential Outcomes

- Address **crime and public safety** issues
- Attract **more middle and higher-end tenants**
- Generate more opportunities for **activities and entertainment, especially family-friendly options**
- Improve **accessibility and connectivity** to site, specifically for pedestrians, cyclists, and bus
- Maintain retail
- Address blight, vacancy, and maintenance issues in neighborhoods around the mall



# Community Engagement

Community members provided valuable feedback to the process, identifying uses and enhancements that would benefit the study area:

## TOP USES & AMENITIES:

- Grocery store
- Farmer's Market
- Coffee/tea shop
- Community Center
- Community meeting space
- Performing arts space
- Public park/garden
- Walking trails
- Art installations

## PROPERTY ENHANCEMENTS:

- Art installations
- Better lighting
- Accent lighting
- Plants + trees
- Interior décor refresh
- Improved accessibility for handicap and elderly
- Greater public safety measures
- Regular property maintenance

## OTHER SUGGESTIONS:

- Partnerships with community organizations
- Events at the mall
- Community relations liaison with the mall

# Community Engagement

Community members provided valuable feedback to the process, identifying uses and enhancements that would benefit the study area:



## Land uses supported by the community

- Large retail
- Small retail
- Grocery
- Entertainment
- Food and drink
- Medical
- Recreation
- Hotel
- Community space
- Senior living (55+)
- Education
- Office
- Lab
- Research/Development
- Gathering space

*Understanding market trends is critical to strategically planning for an area's future. Here in Trumbull, the retail, employment, commercial and residential markets remain strong and supportive of many uses and amenities that the community envisions.*

## II.

### MARKET FEASIBILITY

# Trumbull Mall & Market Area

The 1-million-square-foot Trumbull Mall opened in 1964 as Connecticut's first enclosed shopping center. It has been in continuous operation with a few changes in ownership, the most recent of which in 2023 when purchased by Namdar Realty Group. The Mall is a major feature of this Area.



## TRUMBULL'S SIGNIFICANCE IN THE REGION (FROM A MARKET PERSPECTIVE)<sup>1</sup>

- Trumbull's trade area (the geographic area that generates a measurable amount of retail sales for a store, aka the longest drive a customer is willing to make) extends up to 30 miles in any direction.
- This market contains 900,000 people and 340,000 households
- Trumbull's trade area generated \$4.5 billion in overall annual spending.



Trumbull Mall Area has a primary retail market area that extends to Norwalk, Danbury, Naugatuck, and New Haven

<sup>1</sup>. Sources: U.S. Census, ESRI, and Placer.ai as of 2022 - most recent data available at time of market analysis



# Retail Potential

- The Mall already attracts roughly 500,000 visitor annually (2023)
- According to our consultant, the following chart identifies the unmet demand for new retail, restaurants, and other specialty uses in the Trumbull Mall Area.

Category	Total Demand SF	% of Total Demand	Annual Sales	Average Sales/SF	Number of Stores / Restaurants
Specialty Grocers/ Regional Supermarket	68,000	31%	\$37,400,000	\$550	1-2
Restaurants, Specialty Foods	63,000	29%	\$27,572,000	\$455	15
Other Retail	89,000	40%	\$49,511,000	\$550	18
<b>Total</b>	<b>220,000</b>	<b>100%</b>	<b>\$115 M</b>	<b>\$520</b>	<b>45</b>



# Non-Retail Market Sectors:

A Vision of creating a vibrant District should include a variety of uses from employment, to housing, to play – all uses that attract people to the area.

RECREATION	HOTEL	MEDICAL OFFICE	ACTIVE ADULT HOUSING
<ul style="list-style-type: none"> <li>• LA Fitness already draws a significant number of visitors daily</li> <li>• There is an opportunity for expansion of trail network (that utilizes the interior of the mall as well) to activate the Mall Area</li> <li>• Newer trends in sport-as-entertainment have been popular (Pickleball miniature golf, duckpin bowling, to name a few)</li> </ul>	<ul style="list-style-type: none"> <li>• No hotel in Bridgeport (former Holiday Inn is being adaptively reused)</li> <li>• Trumbull Marriott Shelton, is full-service, and has struggled in the past.</li> <li>• There is an expressed need within 15 miles of the Mall Area for a limited Service hotel that would complement restaurant and entertainment in the Area.</li> </ul>	<ul style="list-style-type: none"> <li>• Trend in the market toward outpatient-serving facilities</li> <li>• Hartford HealthCare is very active in the area,</li> <li>• Yale New Haven Hospital operates the Park Avenue Medical Center nearby.</li> <li>• There are several medical practices located on Main Street</li> <li>• A space the size of the Lord &amp; Taylor could accommodate synergistic uses like a medical hub and diagnostic spaces. These would require a hospital system partner.</li> </ul>	<ul style="list-style-type: none"> <li>• Seniors (55+) represent the majority of the population growth for the next 20 years</li> <li>• Most of Trumbull housing has been single-family homes, and few options exist to “downsize” within the community</li> <li>• Low vacancy rates at Ten Trumbull, the Woodside, the Royce, and Residences at Main indicate pent-up demand for housing in general</li> </ul>

# Non-Retail Market Sectors:

A Vision of creating a vibrant District should include a variety of uses from employment, to housing, to play – all uses that attract people to the area.

## RESEARCH & INNOVATION

- Straight office space has not recovered since the Pandemic.
- New jobs, however, in the research and innovation sector might be a good fit for Trumbull's high education levels and growing job market
- Institutions like Sacred Heart, Fairfield University, and University of Bridgeport could make good local partnerships for recruiting, training, etc.

## Land uses supported by the market

Large retail

Small retail

Grocery

Entertainment

Food and drink

Medical

Recreation

Last-mile logistics

Multifamily Housing

Senior living (55+)

Gathering space

Community space

Hotel

The circles below summarize which land uses are supported by the community and which land uses are supported by the market as assessed. There are some land uses that are supported by both.

Market

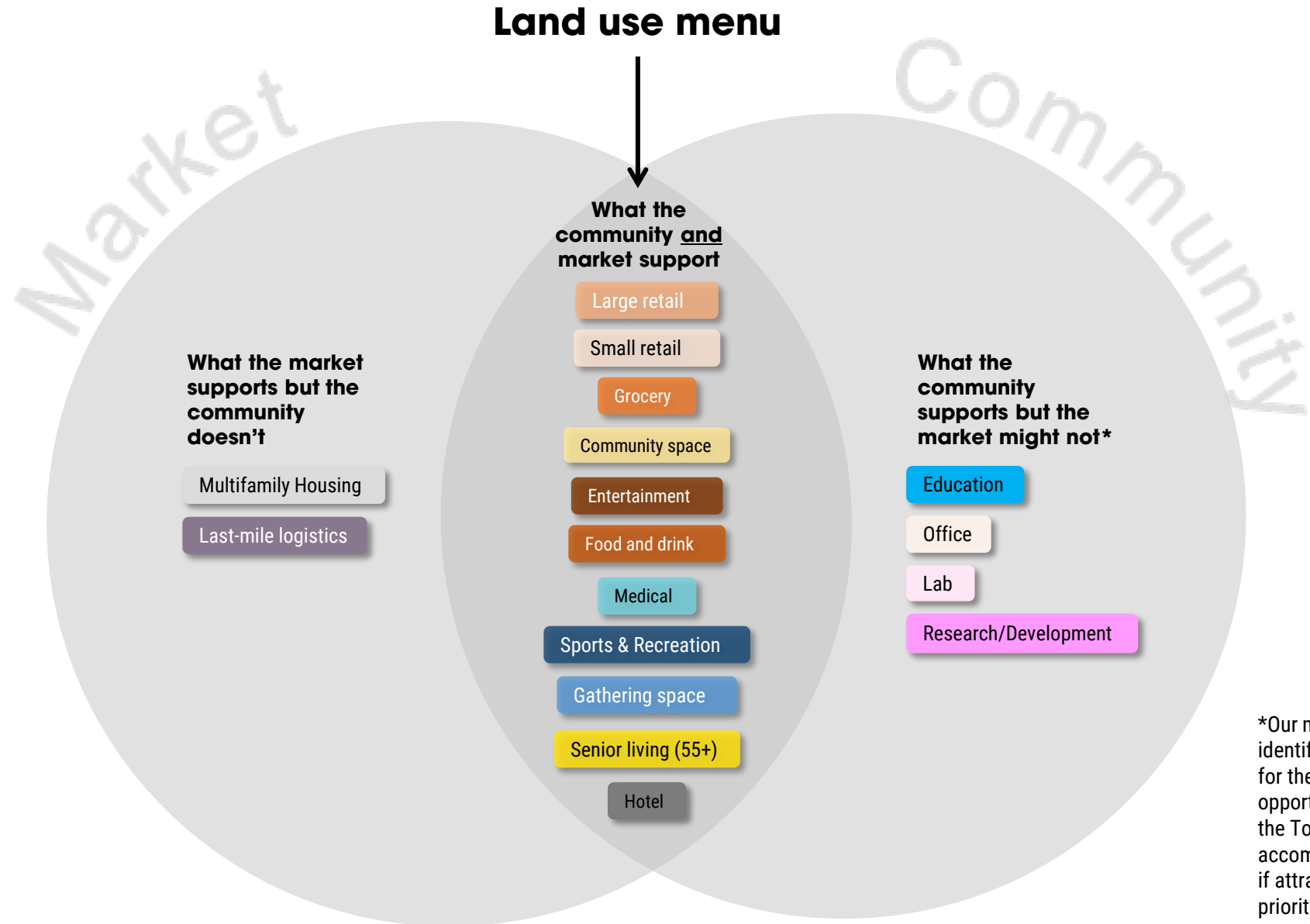
### Land uses supported by the market

- Large retail
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- Multifamily Housing
- Senior living (55+)
- Gathering space
- Community space
- Hotel

Community

### Land uses supported by the community

- Large retail
- Small retail
- Grocery
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- Food and drink
- Medical
- Recreation
- Hotel
- Community space
- Senior living (55+)
- Education
- Office
- Lab
- Research/Development
- Gathering space



\*Our market research did not identify meaningful demand for these uses at this time, but opportunities may surface, and the Town should remain accommodating and proactive if attracting these uses is a priority.








*Evolving retail markets and the mall's underutilized real estate, together with community interest and demand for new uses, offer significant opportunities to transform the mall and its surrounding area into a valued center of life for 21st century Trumbull.*

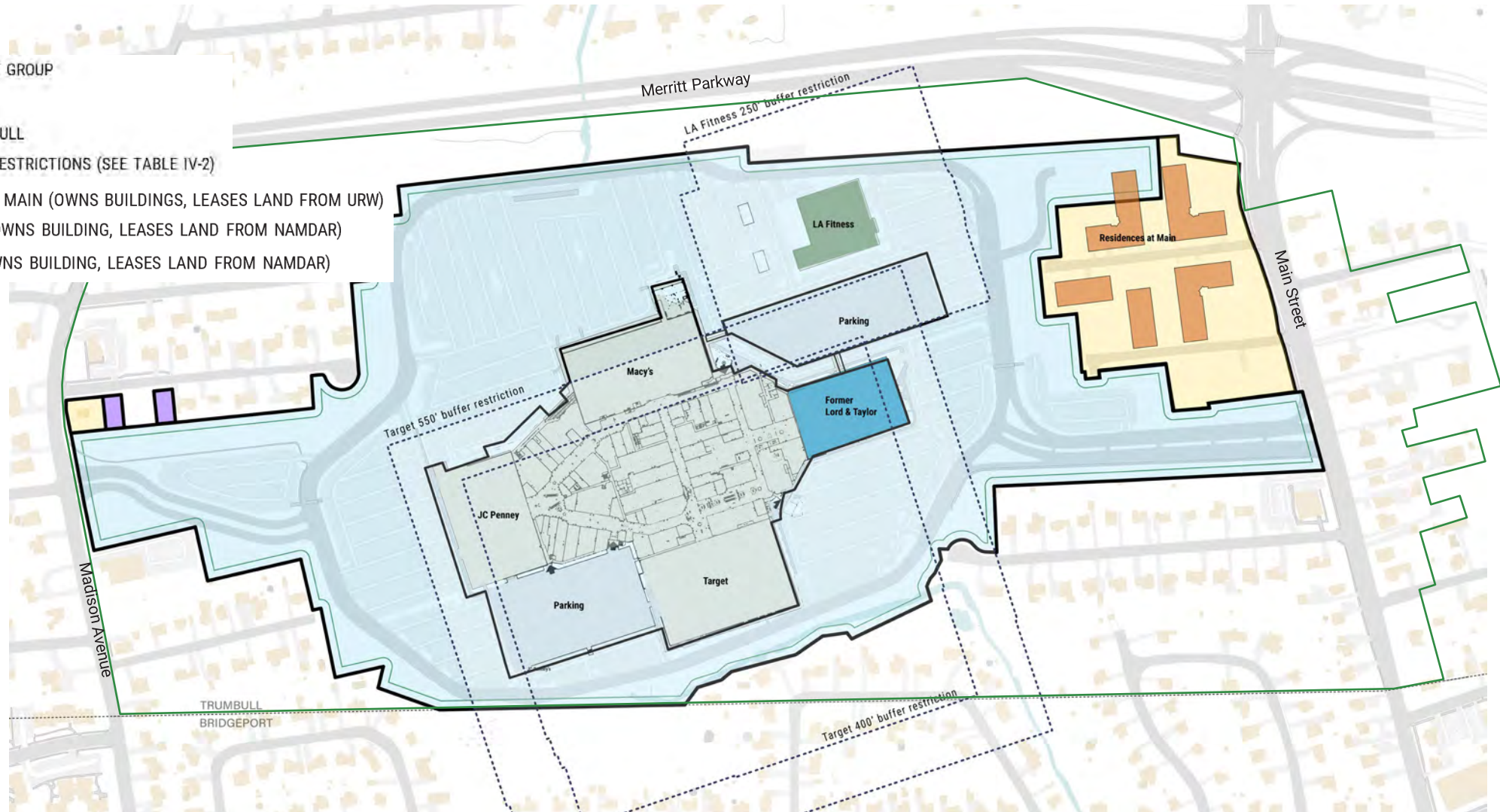
## III.

### THE STUDY AREA AND ITS POTENTIAL

# The Study Area: Ownership

## LEGEND

-  NAMDAR REALTY GROUP
-  URW
-  TOWN OF TRUMBULL
-  LEASE BUFFER RESTRICTIONS (SEE TABLE IV-2)
-  RESIDENCES AT MAIN (OWNS BUILDINGS, LEASES LAND FROM URW)
-  HUDSON BAY (OWNS BUILDING, LEASES LAND FROM NAMDAR)
-  LA FITNESS (OWNS BUILDING, LEASES LAND FROM NAMDAR)

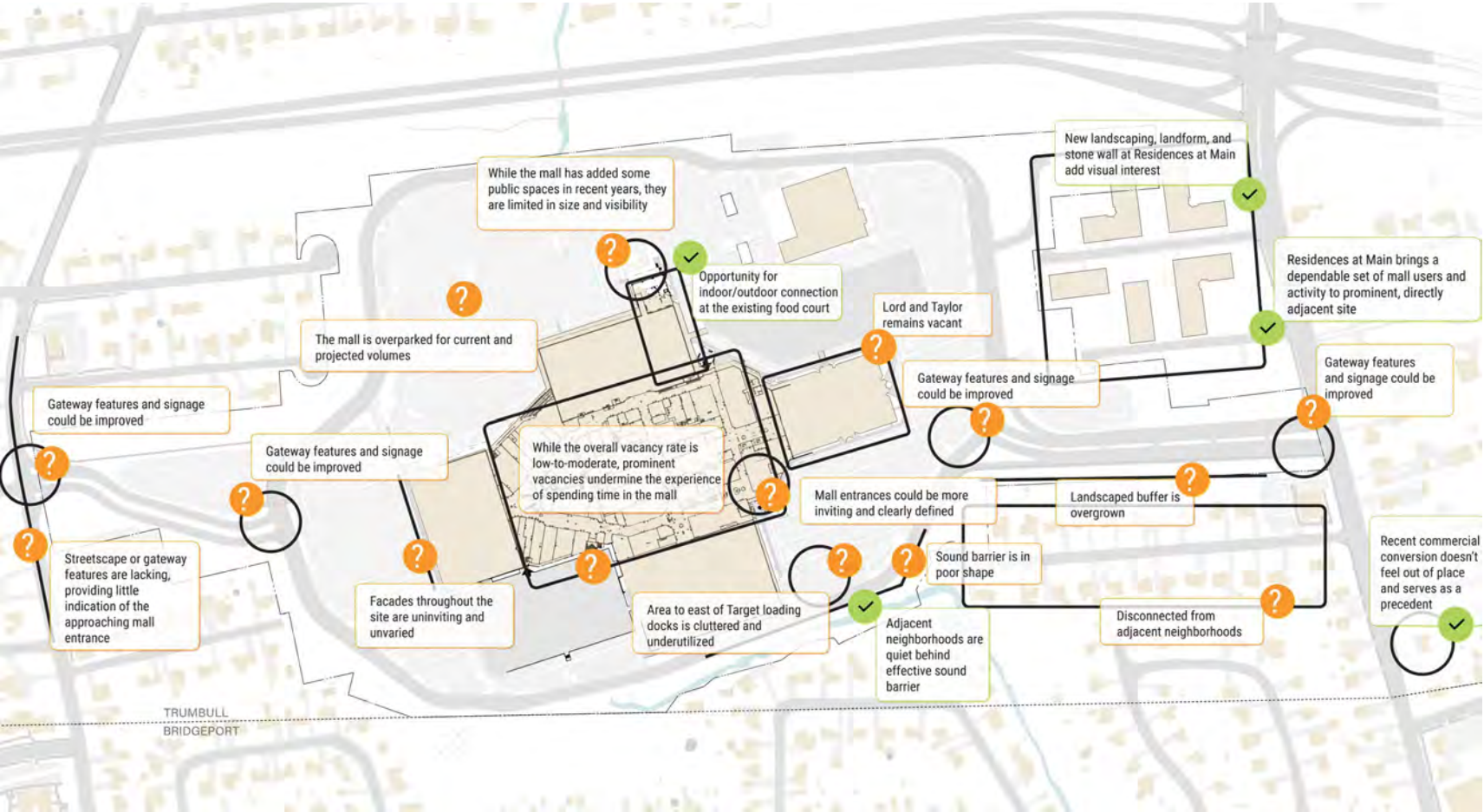


# The Study Area: Lease Agreements

Lessee	Lessor	Type	Lease Terms			Prohibited Uses	Parking Terms
			Lease Start	Lease Expire	Option to Renew		
Target	Namdar	Lease	July 2007	January 2027	Option to renew/extend up to eight 5-year periods	<p>Within 550' of building: any bar, tavern, restaurant, or other establishment whose reasonable projected annual gross revenues from the sale of alcoholic beverages for on-premises consumption exceeds 40% of the gross revenues of such business, except for Restaurants located within the Mall Stores Building; any health spa, fitness center, or workout facility; any upscale amusement or video arcade or pool or billiard hall</p> <p>Within 400' of building: Training or educational facilities</p> <p>Storage/Warehouse uses, Secondhand or surplus store, car or RV sales or repair, Laundry, bowling alley or skating rink, funeral home, vet hospital or animal boarding facility, flea market, car wash, dance hall, gambling operations</p>	4 per 1,000- feet of floor area of "shopping center site" guaranteed
Hudson Bay	Namdar	Leases Land, Owns Bldg	January 1993	January 2013	Option to renew/extend up to two 10-year periods and then up to four 5-year periods	1st floor: government office open to public, school training facility, day care facility, medical office (these are permitted uses on the 2nd floor)	Per local zoning requirements
JC Penney	Namdar	Lease	July 1985	July 2025	Option to renew/extend up to five 5-year periods	None that Management is aware of	Per local zoning requirements
Macy's	Namdar	Lease	Renewed in 2024	<i>undisclosed</i>	<i>undisclosed</i>	<i>undisclosed</i>	<i>undisclosed</i>
LA Fitness	Namdar	Leases Land, Owns Bldg	February 2011	February 2026	Option to renew/extend up to three 5-year periods	<p>Funeral establishment, used car lot, thrift store, pawn shop, shooting gallery, refinery, adult bookstore</p> <p>Within 250' of building: Sports bar, dance hall, night club, cocktail lounge or bar, bingo, secondhand store, auction house, flea market, restaurant, any other use that could materially and adversely affect parking for the premises</p>	331 spots guaranteed in "tenant's area of control"
Residences at Main	URW	Leases Land, Owns Bldgs	<i>pending</i>	<i>pending</i>	<i>pending</i>	<i>pending</i>	<i>pending</i>

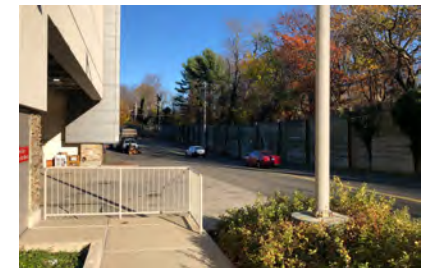
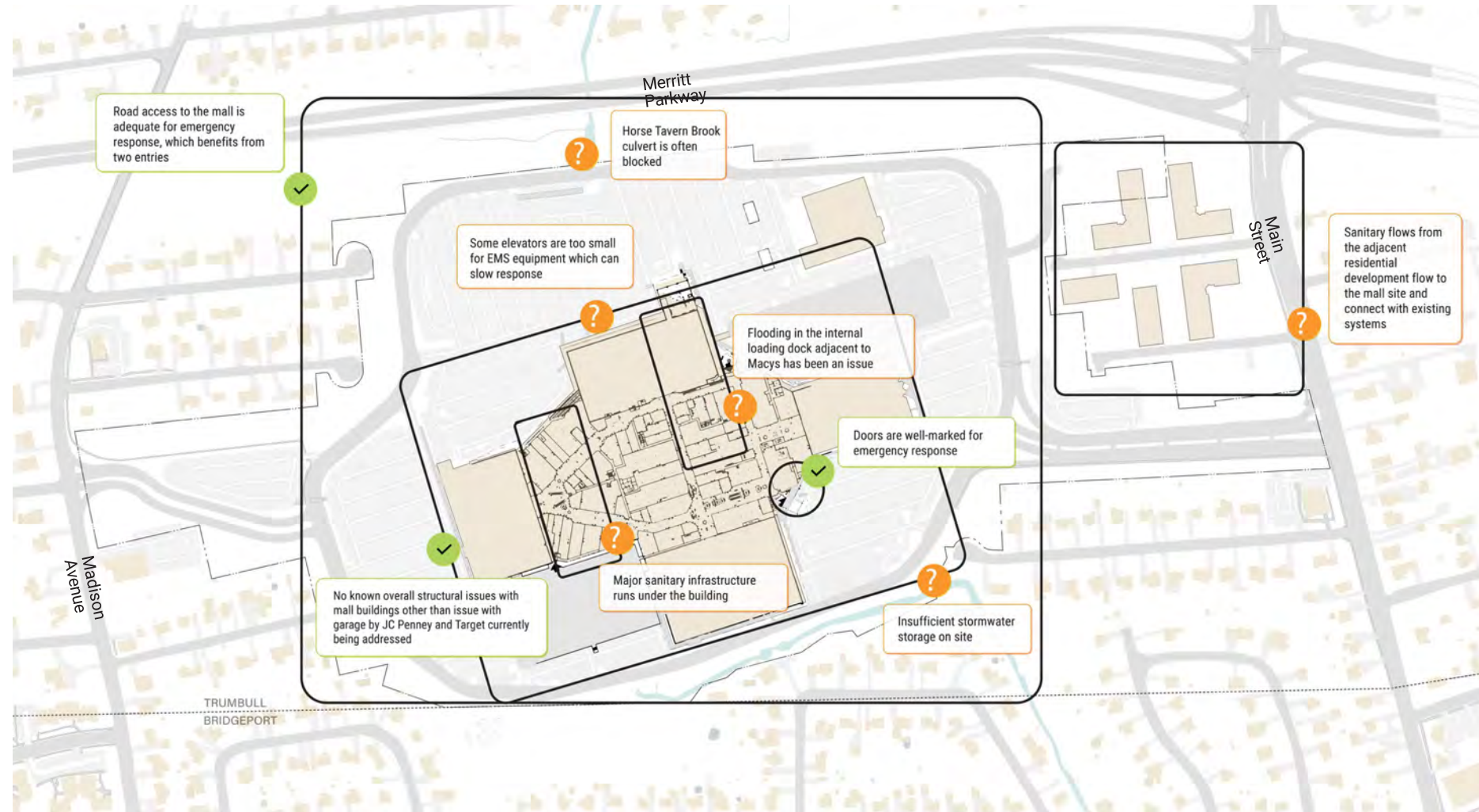
# The Study Area: Strengths and Challenges

FIGURE IV-3 | DEVELOPMENT ANALYSIS: What's working, what's not?



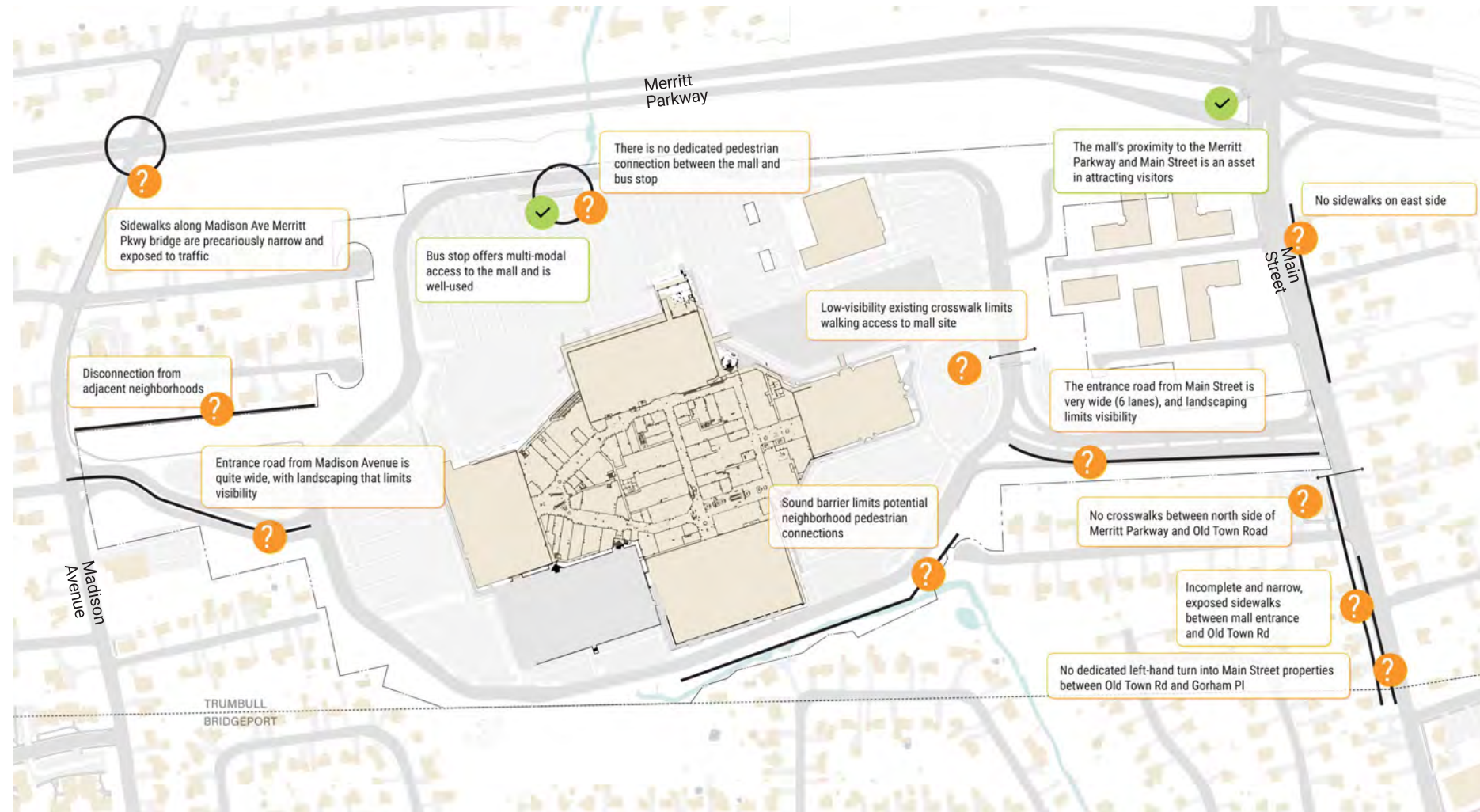
# The Study Area: Strengths and Challenges

FIGURE IV-4 | INFRASTRUCTURE ANALYSIS: What's working, what's not?



# The Study Area: Strengths and Challenges

FIGURE IV-7 | CIRCULATION AND CONNECTIVITY: What's working, what's not?



*The collective vision for the future of the Trumbull Mall Area aspires to attract investment in a revitalized, dynamic, mixed-use district that serves as an active, multi-generational center of community life.*

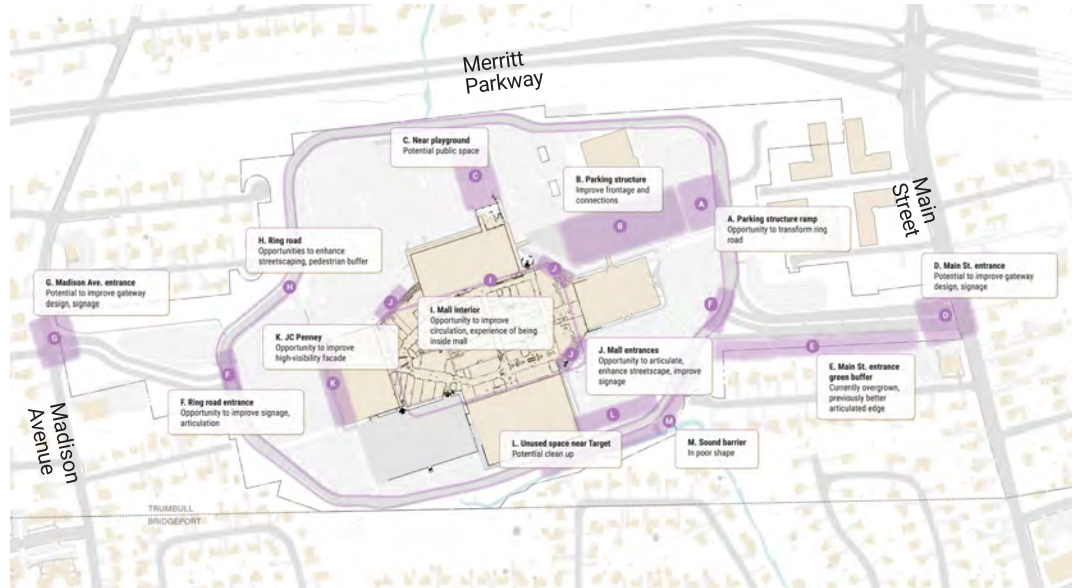
# IV.

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A VISION FOR THE  
FUTURE

# Early Action Ideas

The study identified some opportunities for early action to improve the experience of the Mall Area.



## EXISTING



empty parking areas



dead interior spaces



sea of impervious asphalt

## RECOMMENDED UPGRADE



programmed public space

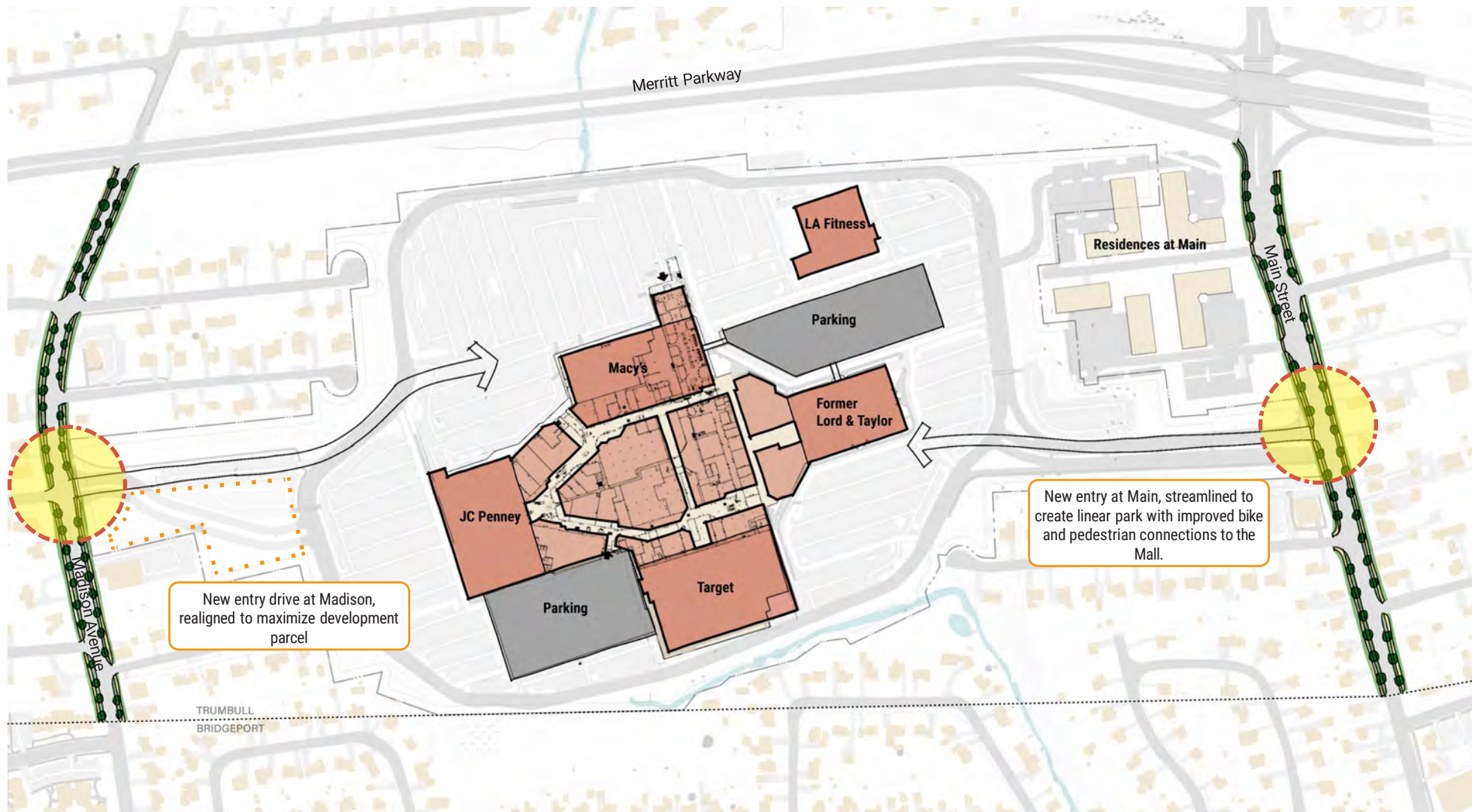


public art and performance zone



landscaped rain gardens and enhanced walkways

# Madison and Main Improvements



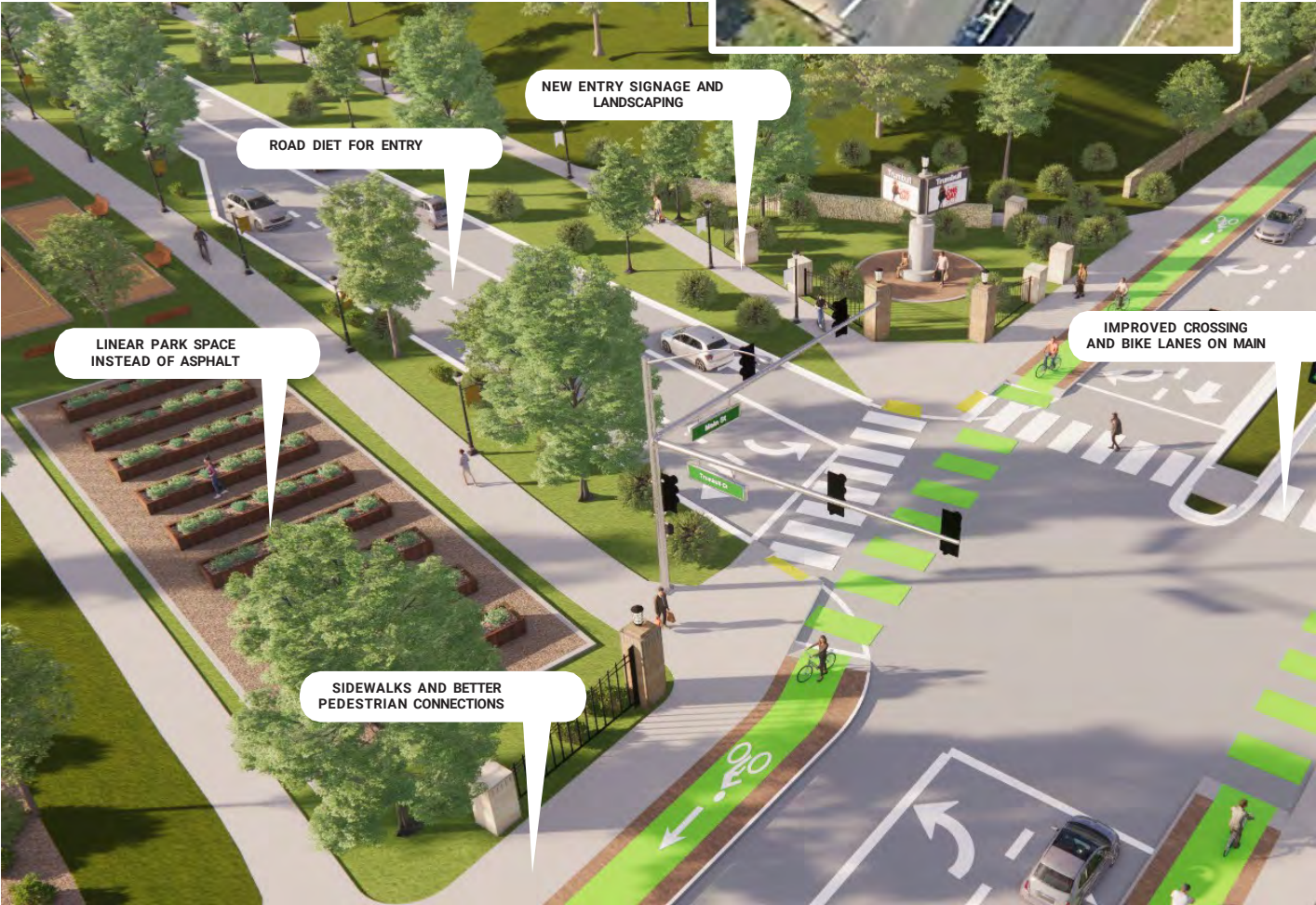


# Madison and Main Improvements

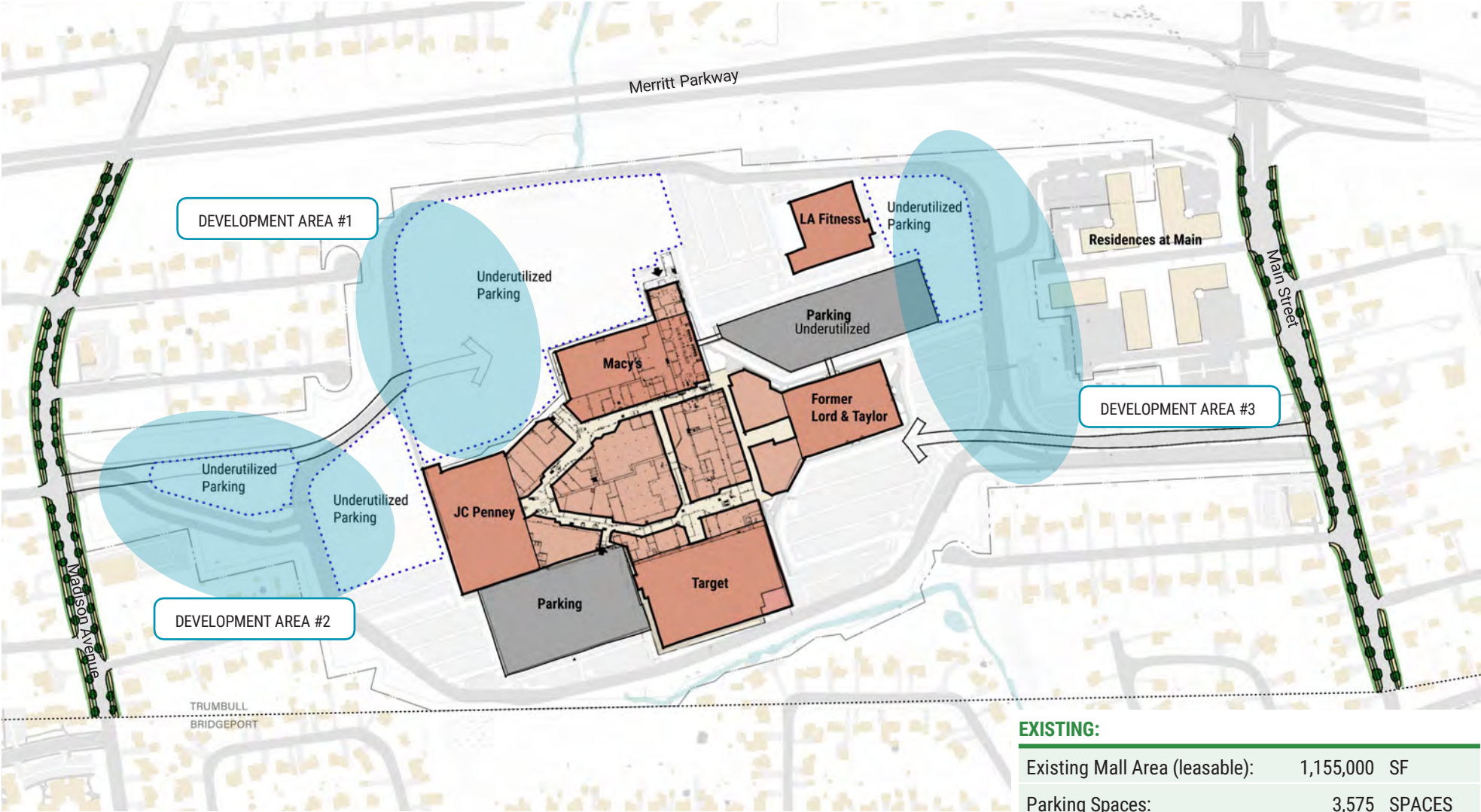
EXISTING INTERSECTION  
AT MAIN



A POSSIBLE IMPROVED  
INTERSECTION:

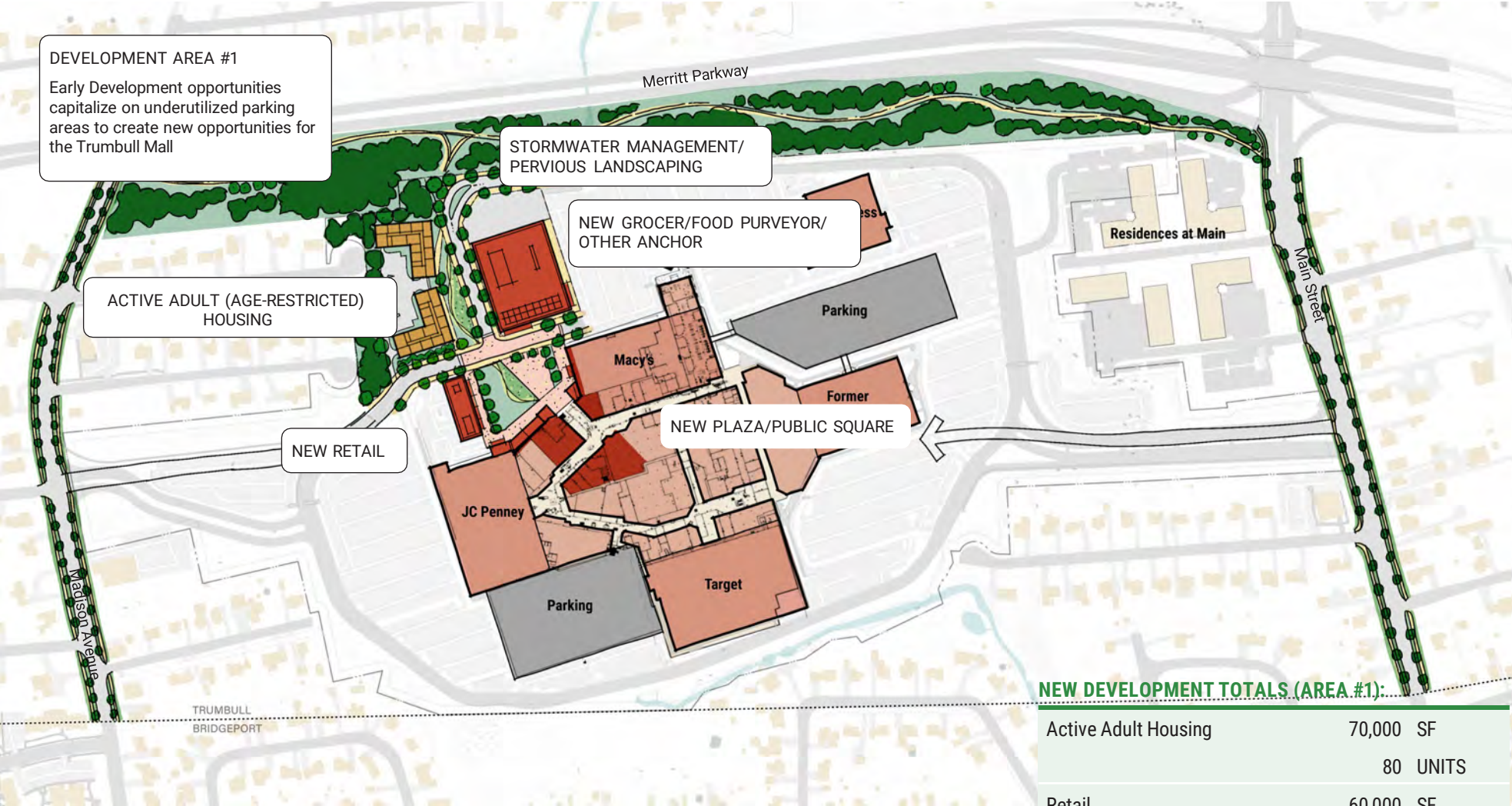


# Incremental Development



EXISTING:		
Existing Mall Area (leasable):	1,155,000	SF
Parking Spaces:	3,575	SPACES
Outdoor Amenity	300	SF

# Incremental Development

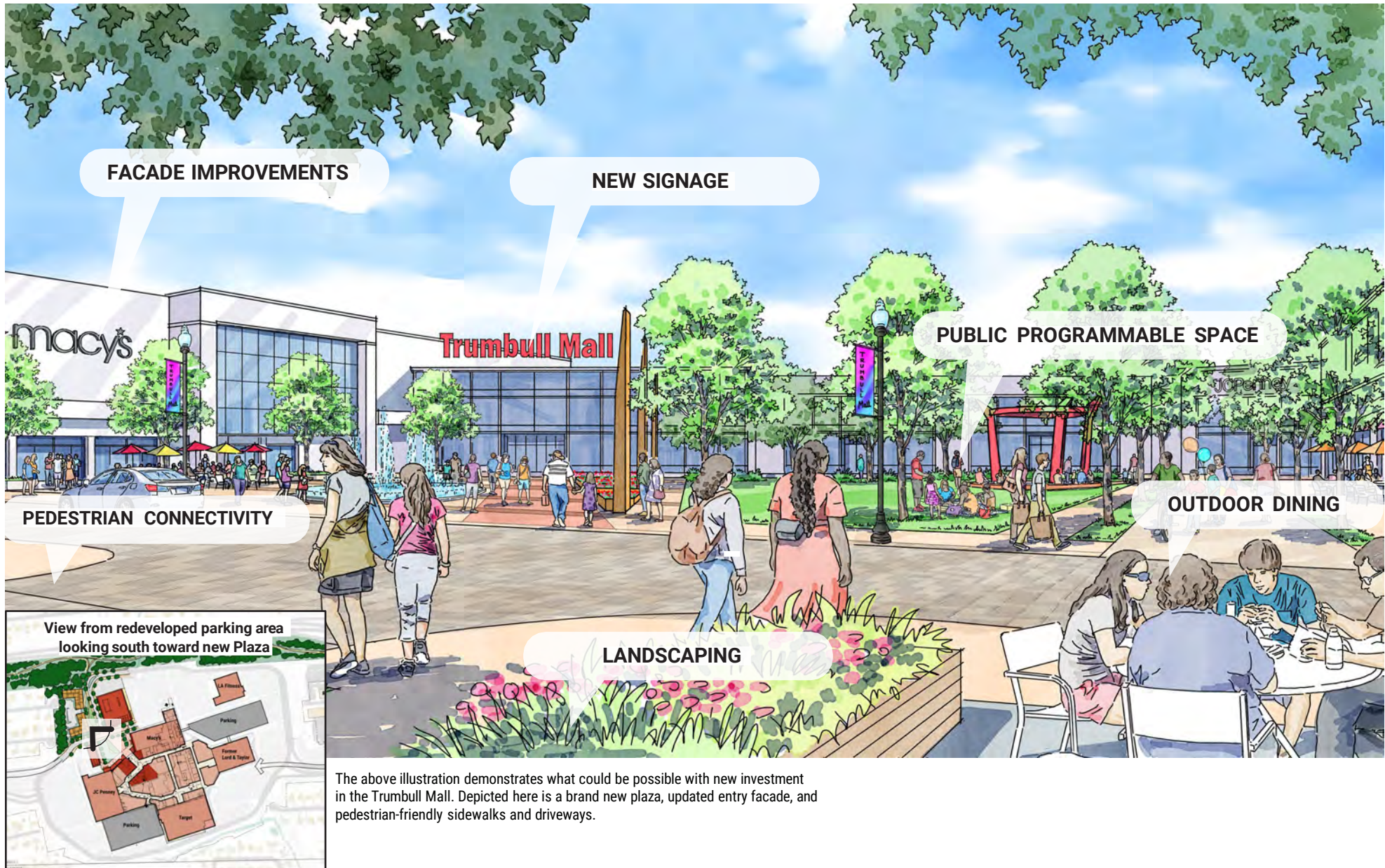


**NEW DEVELOPMENT TOTALS (AREA #1):**

Active Adult Housing	70,000	SF
	80	UNITS
Retail	60,000	SF
Parking Spaces:	-270	SPACES
Outdoor Amenity	61,800	SF

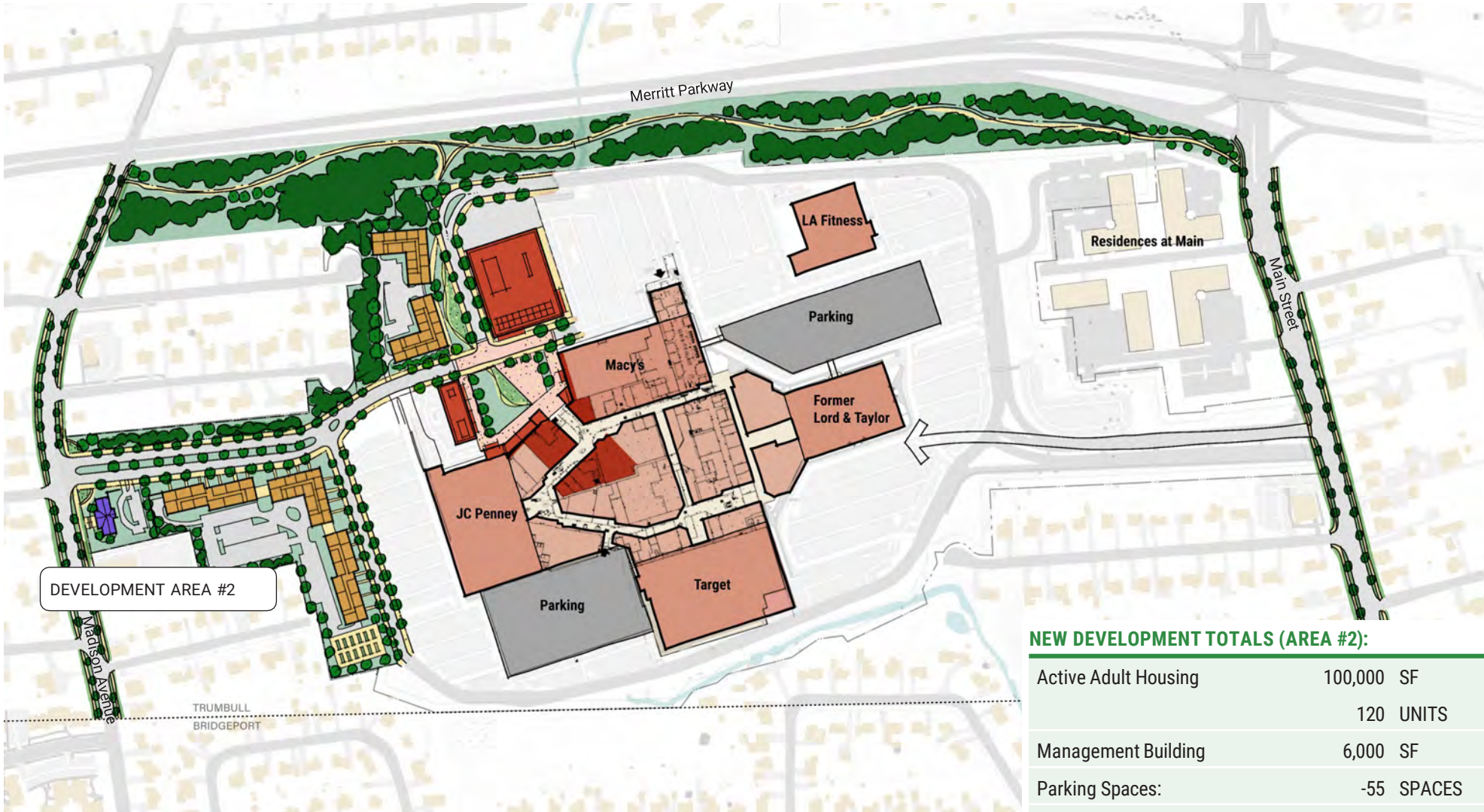


This page and the following show a "before" and "after" view of the northwest entrance to Trumbull Mall. Here, some of the deferred maintenance is evident.



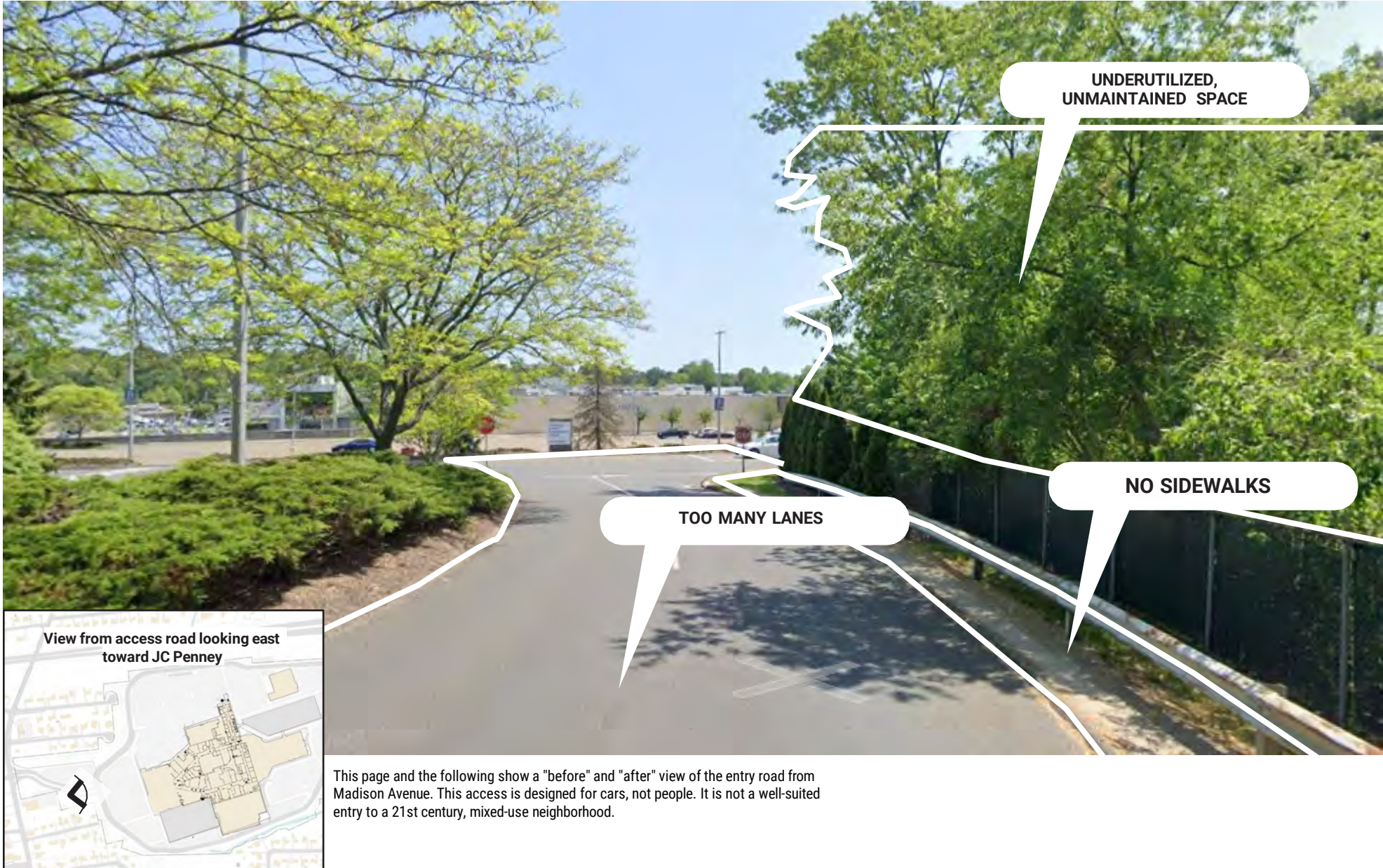
The above illustration demonstrates what could be possible with new investment in the Trumbull Mall. Depicted here is a brand new plaza, updated entry facade, and pedestrian-friendly sidewalks and driveways.

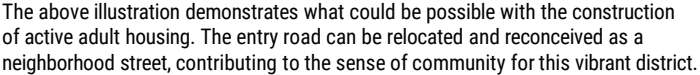
# Incremental Development



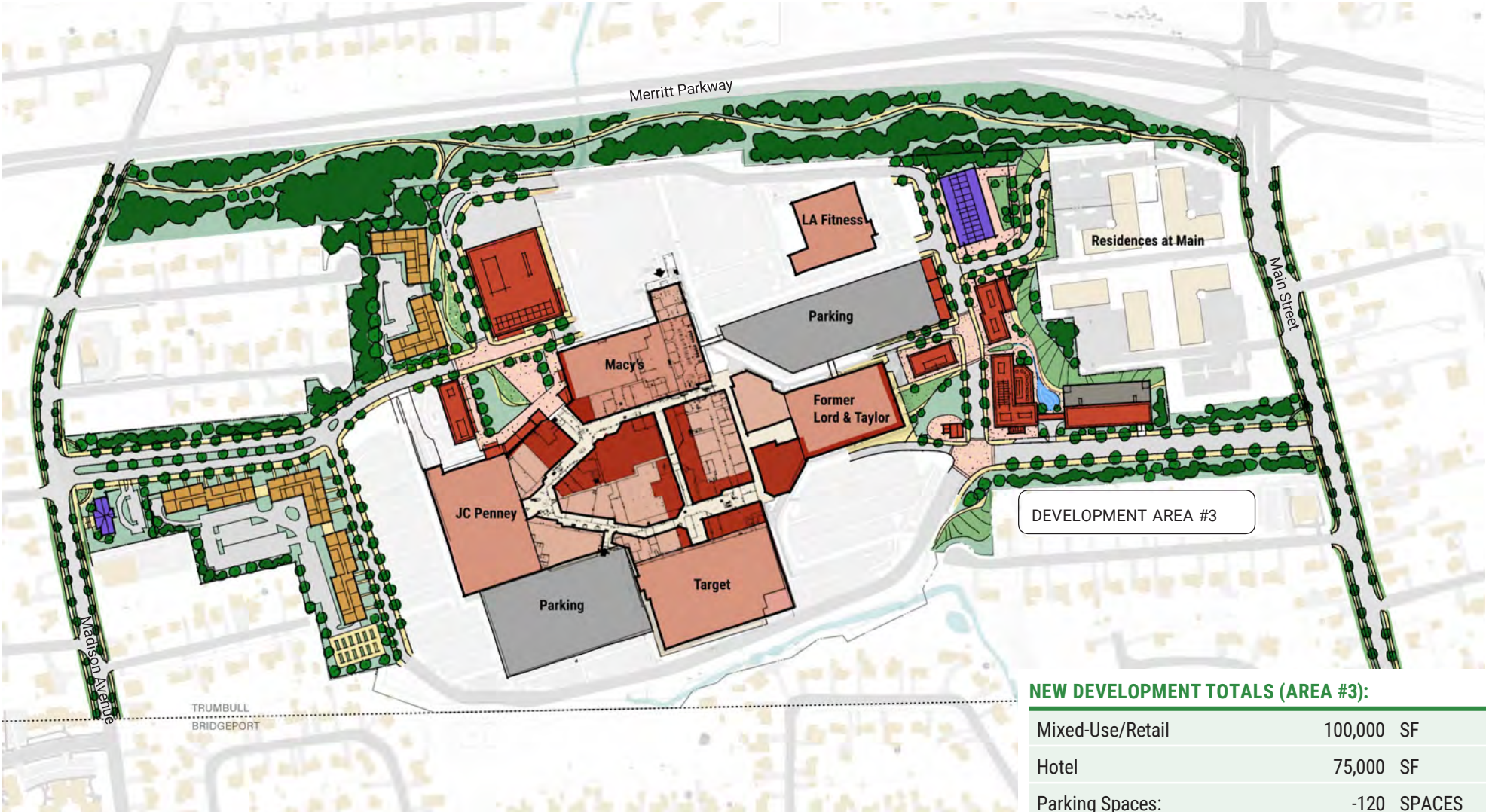
## NEW DEVELOPMENT TOTALS (AREA #2):

Active Adult Housing	100,000	SF
	120	UNITS
Management Building	6,000	SF
Parking Spaces:	-55	SPACES
Outdoor Amenity	34,500	SF
Greenway/Trails	12	ACRES





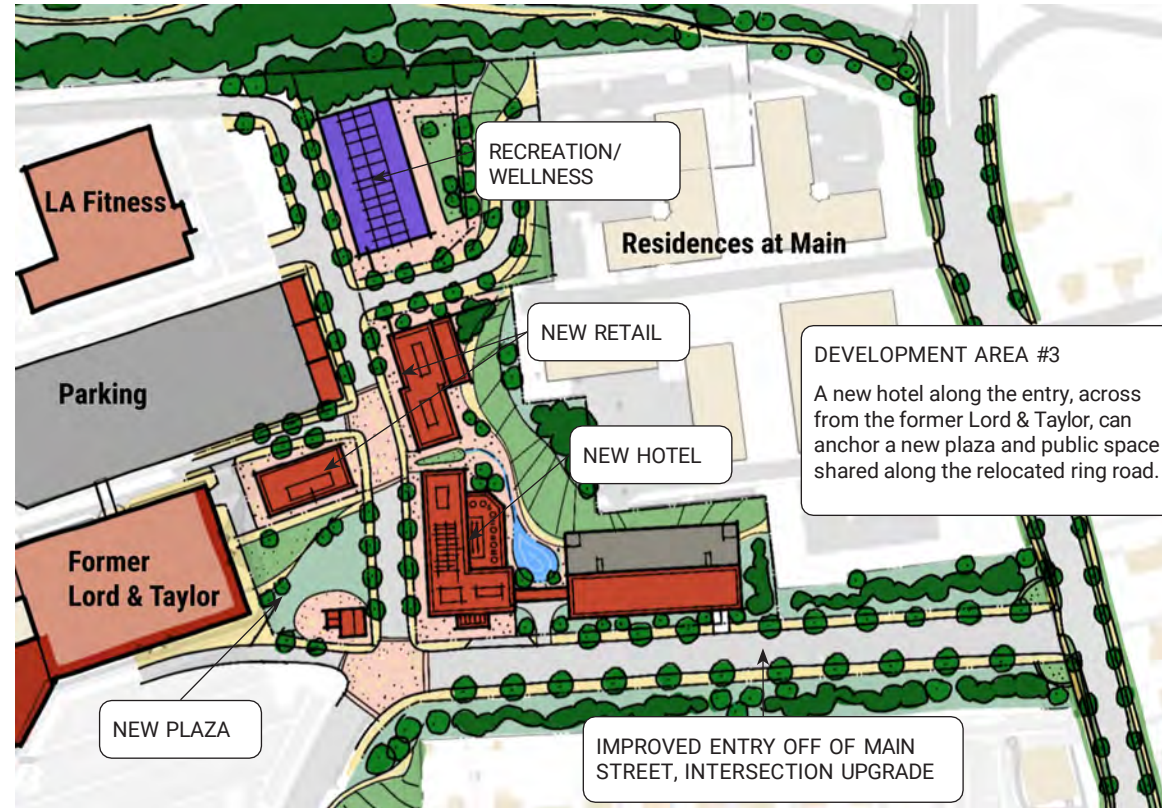
# Incremental Development



## NEW DEVELOPMENT TOTALS (AREA #3):

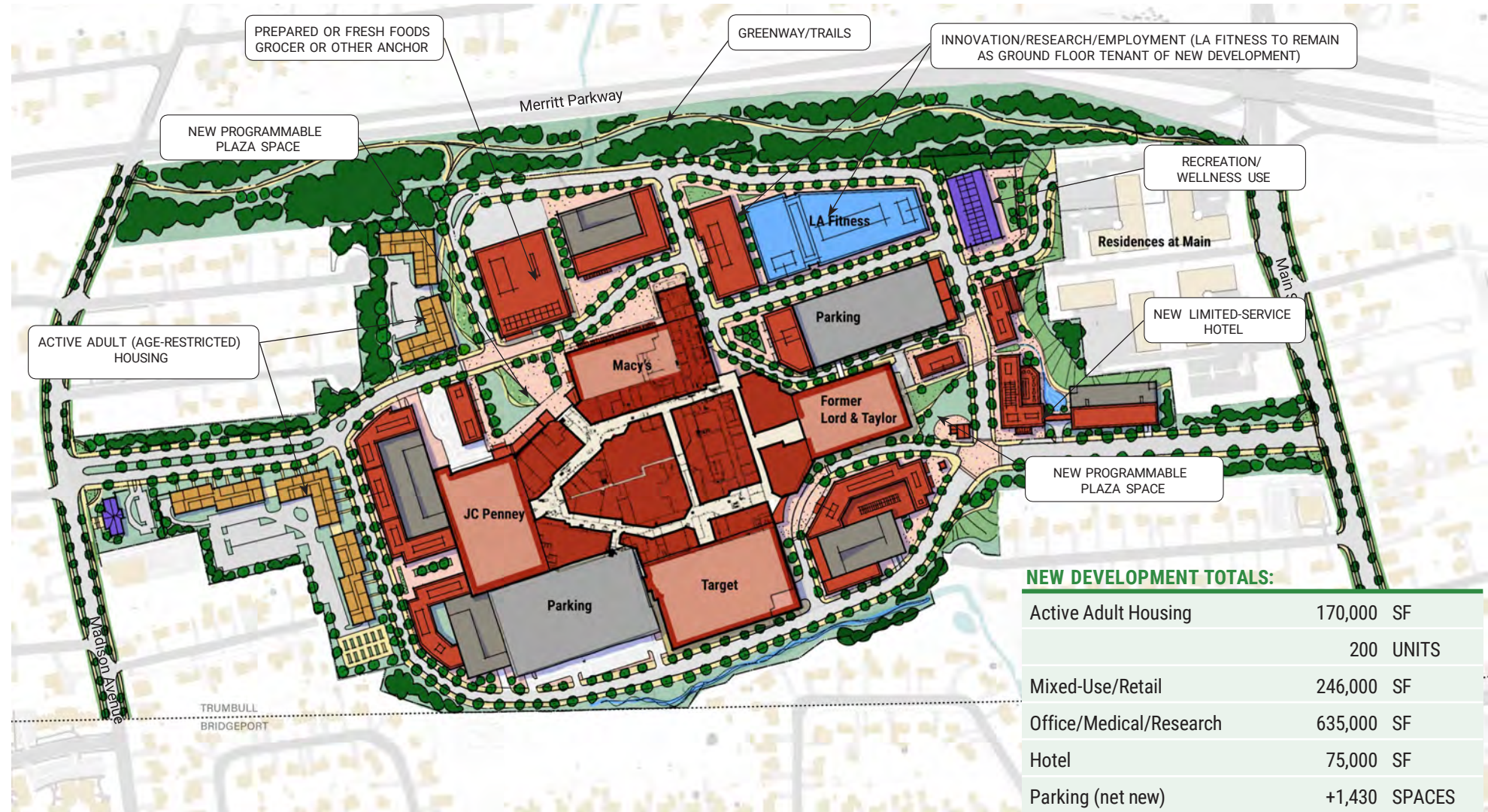
Mixed-Use/Retail	100,000	SF
Hotel	75,000	SF
Parking Spaces:	-120	SPACES
Outdoor Amenity	115,700	SF

# Incremental Development





# Incremental Development



## NEW DEVELOPMENT TOTALS:

Active Adult Housing	170,000	SF
	200	UNITS
Mixed-Use/Retail	246,000	SF
Office/Medical/Research	635,000	SF
Hotel	75,000	SF
Parking (net new)	+1,430	SPACES
Outdoor Amenity	333,300	SF
Greenway/Trails	12	ACRES

# Regulating Plans

The Town isn't developing these plans, but needs to regulate and oversee the planning and zoning. So, the following plans identify key characteristics that ANY development on site would have to address.



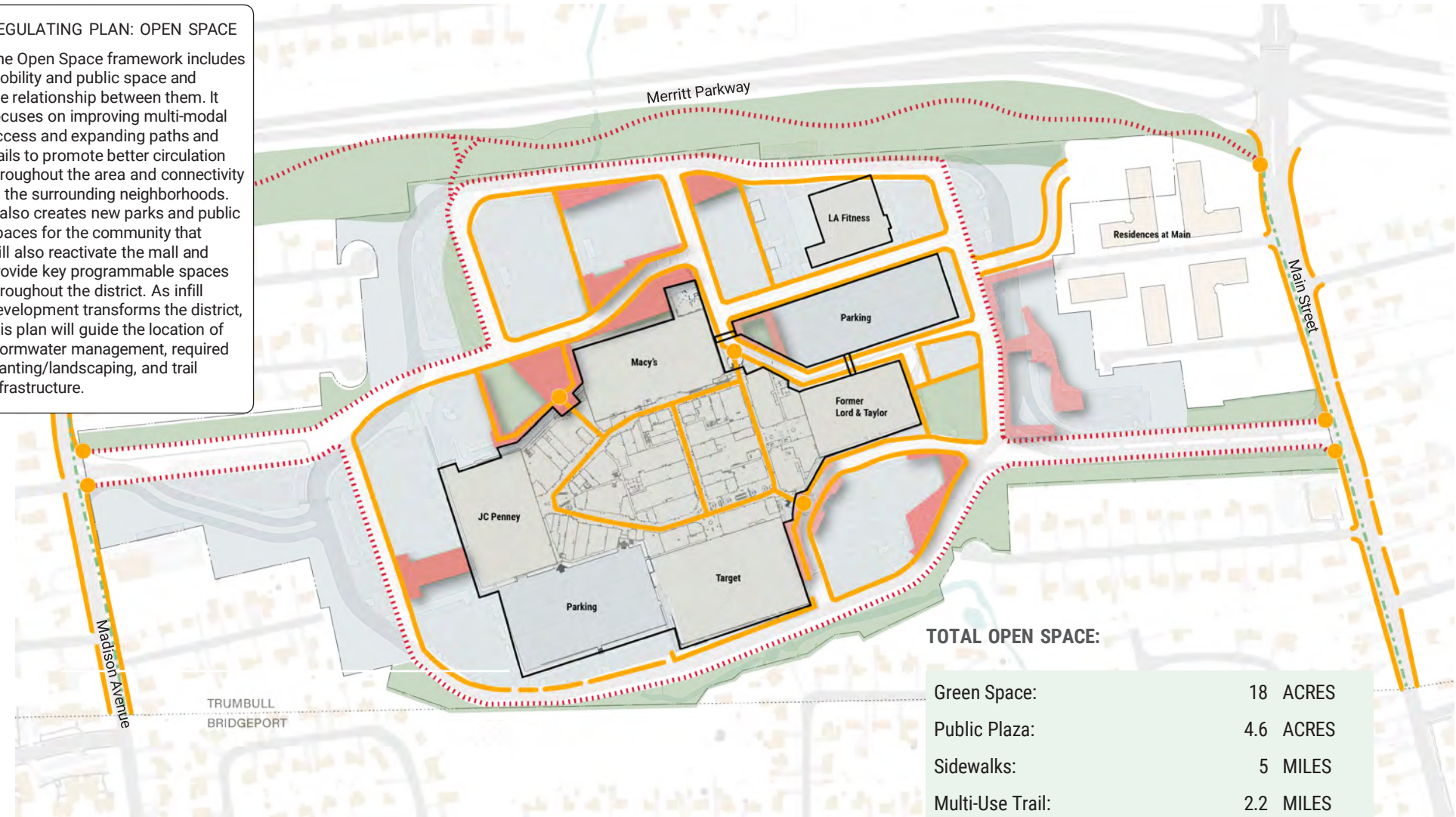
# Access/Development



# Open Space

REGULATING PLAN: OPEN SPACE

The Open Space framework includes mobility and public space and the relationship between them. It focuses on improving multi-modal access and expanding paths and trails to promote better circulation throughout the area and connectivity to the surrounding neighborhoods. It also creates new parks and public spaces for the community that will also reactivate the mall and provide key programmable spaces throughout the district. As infill development transforms the district, this plan will guide the location of stormwater management, required planting/landscaping, and trail infrastructure.



- GREEN SPACE
- PUBLIC PLAZA
- SIDEWALKS/PED. CONNECTIONS
- MULTI-USE TRAIL
- BIKE LANE

TOTAL OPEN SPACE:

Green Space:	18 ACRES
Public Plaza:	4.6 ACRES
Sidewalks:	5 MILES
Multi-Use Trail:	2.2 MILES
Bike Lane:	1.3 MILES

# Stormwater

**REGULATING PLAN: STORMWATER**

The Infrastructure framework focuses on updating and replacing site infrastructure to better support existing uses and accommodate new ones as development ensues. It also identifies opportunities to incorporate green infrastructure and stormwater management practices alongside new construction to increase permeability across the site. This creates capacity for the site to manage stormwater runoff internal to the mall site as well as from the surrounding neighborhoods which mitigates impacts to the Town's stormwater infrastructure and reduces flood risk.

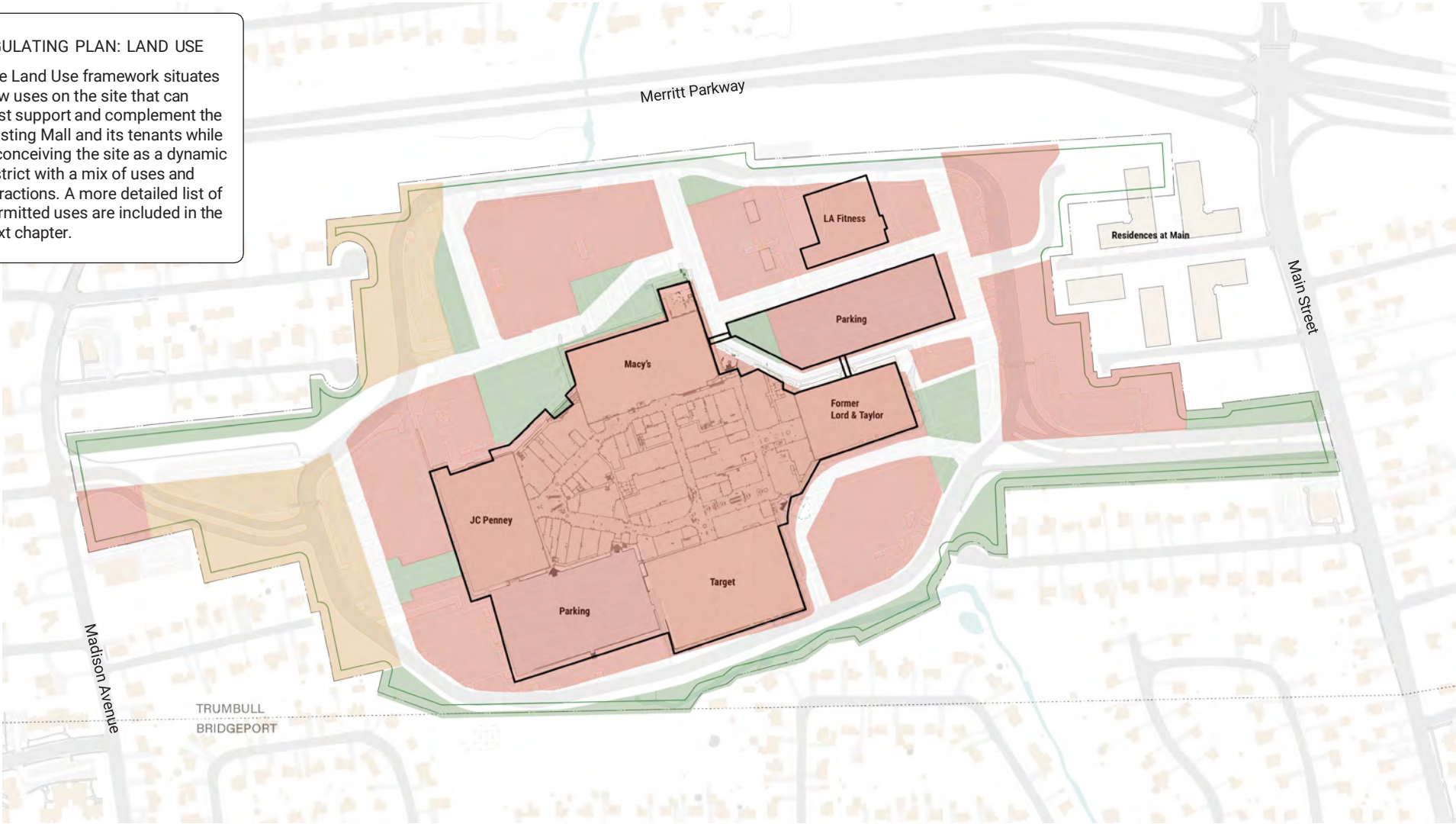


- PERMEABLE HARDSCAPE
- PERMEABLE LANDSCAPE
- STORMWATER SYSTEM (Proposed Realignment of Horse Tavern Brook Indicated w/ Dashed line/Arrow)

# Land Use

## REGULATING PLAN: LAND USE

The Land Use framework situates new uses on the site that can best support and complement the existing Mall and its tenants while reconceiving the site as a dynamic district with a mix of uses and attractions. A more detailed list of permitted uses are included in the next chapter.



- MIXED-USE
- ACTIVE ADULT HOUSING
- OPEN SPACE

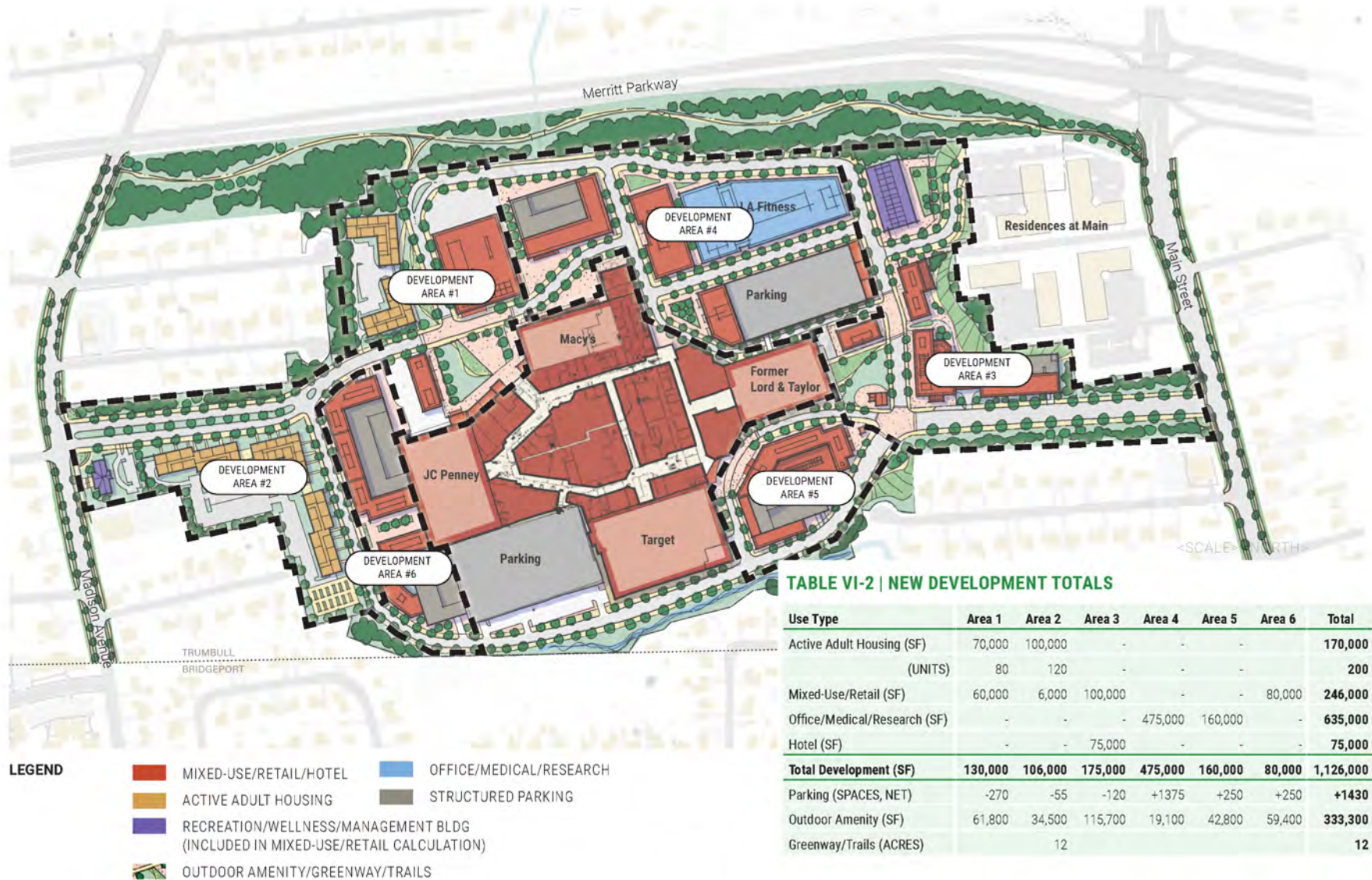
*This Plan establishes a blueprint for revitalizing the Mall Area that is endorsed by both the community and the Town -- creating essential guidance for public investment and clarity for private investment going forward.*

# V.

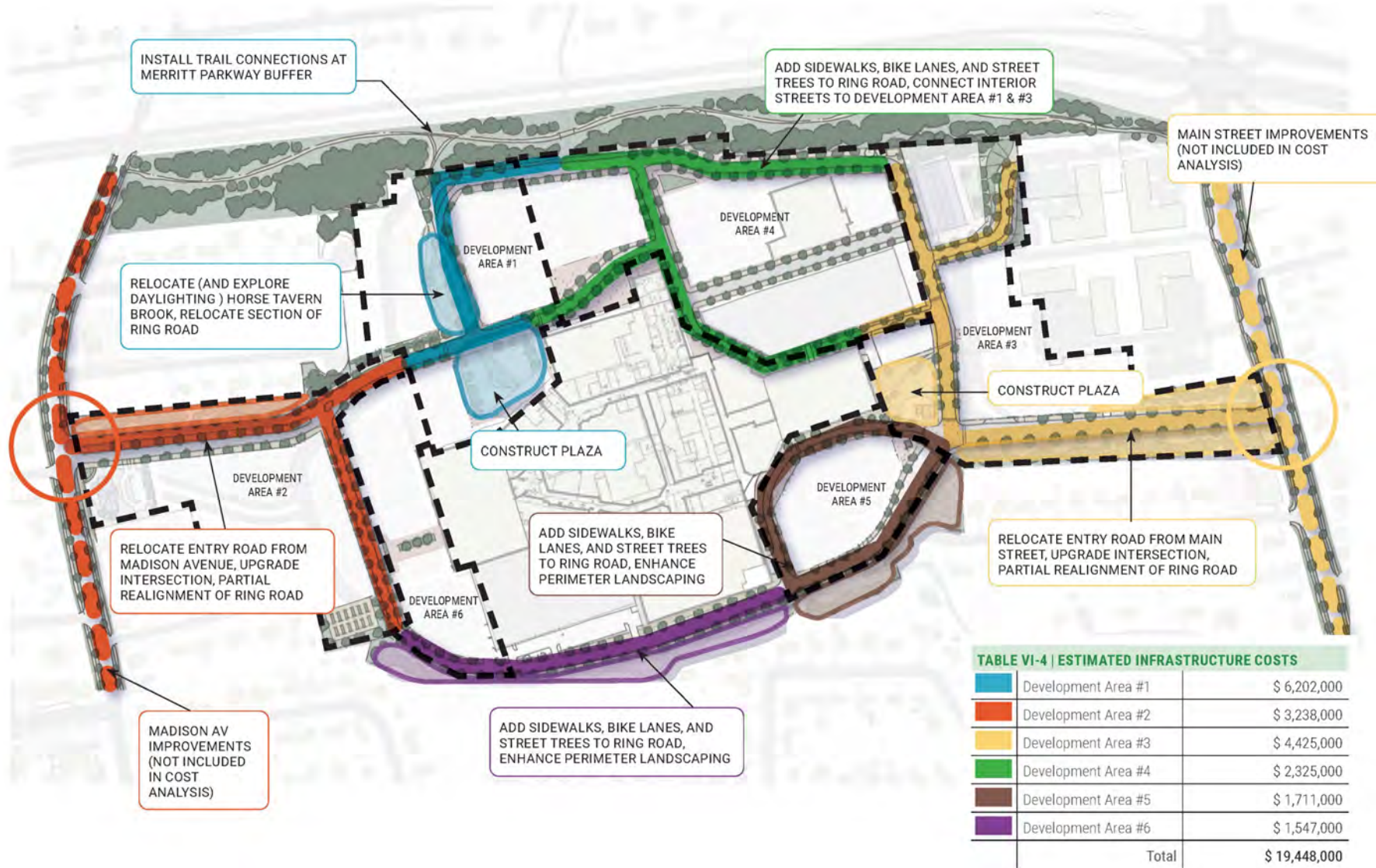
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## IMPLEMENTATION & ECONOMIC IMPACT

# Economic Impacts



# Economic Impacts



# Economic Impacts

## ECONOMIC IMPACTS: ALL DEVELOPMENT AREAS

## TRUMBULL MALL AREA STUDY

	PROGRAM		INFRASTRUCTURE COSTS	VALUE	PUBLIC SECTOR		CONSTRUCTION JOBS		PERMANENT JOBS	
					1-TIME FEES	ANN. PROPERTY TAX REVENUE	DIRECT	DIRECT, INDIRECT, INDUCED	DIRECT	DIRECT, INDIRECT, INDUCED
<b>Dev. Area #1 Total</b>	<b>250,100 SF*#</b>	<b>80 DUs<sup>+</sup></b>	<b>\$ 6,202,000</b>	<b>\$ 37,408,000</b>	<b>\$ 1,174,100</b>	<b>\$ 825,000</b>	<b>209</b>	<b>681</b>	<b>133</b>	<b>311</b>
<i>Dev. Area #2 Total</i>	<i>106,000 SF</i>	<i>120 DUs</i>	<i>\$3,238,000</i>	<i>\$ 19,488,000</i>	<i>\$ 952,000</i>	<i>\$ 483,000</i>	<i>123</i>	<i>400</i>	<i>5</i>	<i>27</i>
<b>Areas 1 &amp; 2 Total</b>	<b>356,100 SF</b>	<b>200 DUs</b>	<b>\$ 9,440,000</b>	<b>\$ 56,896,000</b>	<b>\$ 2,126,100</b>	<b>\$ 1,308,800</b>	<b>331</b>	<b>1,080</b>	<b>138</b>	<b>338</b>
<i>Dev. Area #3 Total</i>	<i>175,000 SF</i>	<i>0 DUs</i>	<i>\$4,425,000</i>	<i>\$ 29,781,000</i>	<i>\$ 1,175,800</i>	<i>\$ 741,500</i>	<i>256</i>	<i>836</i>	<i>337</i>	<i>1,207</i>
<b>Areas 1, 2 &amp; 3 Total</b>	<b>531,100 SF</b>	<b>200 DUs</b>	<b>\$ 13,865,000</b>	<b>\$ 86,677,000</b>	<b>\$ 3,301,900</b>	<b>\$2,050,300</b>	<b>588</b>	<b>1,916</b>	<b>474</b>	<b>1,545</b>
<i>Dev. Area #4 Total</i>	<i>475,000 SF</i>	<i>0 DUs</i>	<i>\$2,325,000</i>	<i>\$ 211,629,000</i>	<i>\$ 3,672,100</i>	<i>\$5,247,000</i>	<i>754</i>	<i>2,458</i>	<i>1,002</i>	<i>3,835</i>
<b>Areas 1, 2, 3 &amp; 4 Total</b>	<b>1,006,100 SF</b>	<b>200 DUs</b>	<b>\$ 16,190,000</b>	<b>\$ 298,306,000</b>	<b>\$ 6,974,000</b>	<b>\$7,297,300</b>	<b>1,341</b>	<b>4,374</b>	<b>1,476</b>	<b>5,380</b>
<i>Dev. Area #5 Total</i>	<i>160,000 SF</i>	<i>0 DUs</i>	<i>\$1,711,000</i>	<i>\$ 96,000,000</i>	<i>\$ 1,546,000</i>	<i>\$2,380,000</i>	<i>321</i>	<i>1,048</i>	<i>320</i>	<i>1,659</i>
<b>Areas 1, 2, 3, 4 &amp; 5 Total</b>	<b>1,166,100 SF</b>	<b>200 DUs</b>	<b>\$ 17,901,000</b>	<b>\$ 394,306,000</b>	<b>\$ 8,520,000</b>	<b>\$9,677,300</b>	<b>1,663</b>	<b>5,422</b>	<b>1,796</b>	<b>7,039</b>
<i>Dev. Area #6 Total</i>	<i>80,000 SF</i>	<i>0 DUs</i>	<i>\$1,547,000</i>	<i>\$ 17,980,000</i>	<i>\$ 447,700</i>	<i>\$446,000</i>	<i>97</i>	<i>317</i>	<i>215</i>	<i>1,016</i>
<b>Areas 1, 2, 3, 4, 5 &amp; 6 Total</b>	<b>1,246,100 SF</b>	<b>200 DUs</b>	<b>\$ 19,448,000</b>	<b>\$ 412,286,000</b>	<b>\$ 8,967,700</b>	<b>\$10,123,300</b>	<b>1,760</b>	<b>5,739</b>	<b>2,011</b>	<b>8,055</b>

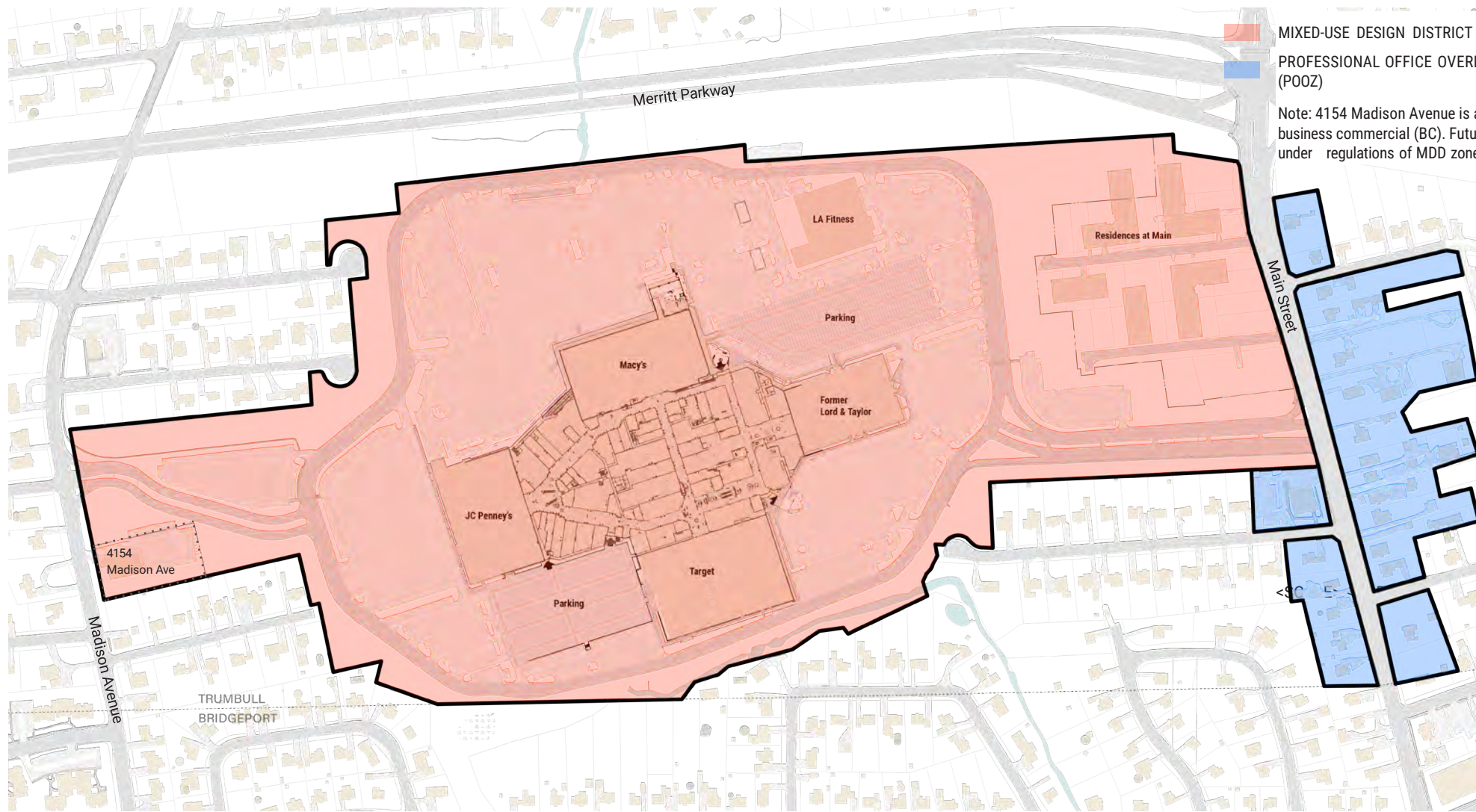
\* Dev. Area #1 totals include the reuse of the former Lord & Taylor box.

# SF is square feet in area

+ DUs are dwelling units

Note: Infrastructure costs may be a public or a private cost depending on the project and the market.

# Zoning Recommendations



Note: 4154 Madison Avenue is a pre-existing non-conforming lot zoned for business commercial (BC). Future development on this site would fall under regulations of MDD zone.



# Zoning Recommendations: MDD

## MDD Proposed Zoning Amendments

- Encourage investment in the “public” realm
- Permit uses that promote a lively environment
- Create a clear path to approval for projects that comply with this master plan

Zoning Topic	Existing Provision	Proposed Provision
Minimum Lot Size	80 contiguous acres for MDD zone; 7 acre minimum for any parcel within MDD	80 contiguous acres for MDD zone; <b>2 acre minimum</b> for any parcel within MDD
Building Coverage	< = 50% of total site	NO CHANGE
Building Height	Maximum height of 65 feet	NO CHANGE
Impervious Cover	Maximum coverage of 85%	NO CHANGE, however, this study proposes more flexibility in the landscape guidelines to promote the investment in publicly accessible open spaces
Buffers	Minimum 25 feet landscaped buffer on property line abutting single family housing and public roads or highways	NO CHANGE
Parking	No on-street parking permitted On-site parking requires 1 tree for every 20 off-street parking spaces not located within a parking structure; Multi-family residential unit parking ratio is 1.9 spaces/unit	On-“street” parking <b>encouraged on private drives;</b> On-site parking requires 1 tree <b>or financial equivalent</b> for every 20 off-street parking spaces not located within a parking structure; Multi-family residential unit parking ratio is <b>1.5 spaces/unit</b>
Master Plan Requirement	Required when increasing SF greater than 5% of existing gross floor area (GFA) or when creating a separate parcel within the zone	This document, once approved and adopted, will serve as the prevailing Master Plan for the MDD district



# Zoning Recommendations

## MDD Proposed Zoning Amendments

- Encourage investment in the “public” realm
- Permit uses that promote a lively environment
- Create a clear path to approval for projects that comply with this master plan

Permitted by Right: Uses permitted by right are pre-approved as compliant with Trumbull's zoning regulations and can go directly through the building permit process.

Permitted by Special Permit: Uses permitted by Special Permit require additional review and approval by the Planning and Zoning Commission before proceeding to the building permit process.

	CURRENT		PROPOSED	
	CURRENT		PROPOSED	
PERMITTED BY RIGHT	<ul style="list-style-type: none"><li>• Retail business or service business or professional office</li><li>• Bank and financial service</li><li>• Restaurants, including outdoor dining</li><li>• Personal service establishments</li></ul>		<ul style="list-style-type: none"><li>• Retail business or service business or professional office</li><li>• Bank and financial service</li><li>• Restaurants, including outdoor dining</li><li>• Personal service establishments</li><li>• Movie or live theater</li><li>• Indoor recreation + amusement</li><li>• Art galleries and museums</li><li>• Adult daycare</li><li>• Brewpub restaurants</li></ul>	
PERMITTED BY SPECIAL PERMIT	<ul style="list-style-type: none"><li>• Movie or live theater</li><li>• Indoor recreation + amusement</li><li>• Hotels + conference centers</li><li>• Multi-family residential developments</li><li>• Schools (private, occupational, educational facilities)</li><li>• Gas stations with no vehicle repair</li><li>• New automobile showrooms</li><li>• Art galleries and museums</li><li>• Daycare centers</li><li>• Brewpub restaurants</li><li>• Regional medical centers, ambulatory surgery centers, hospitals, long or short-term medical care facilities</li></ul>		<ul style="list-style-type: none"><li>• Hotels + conference centers</li><li>• Age-restricted Housing (55+)</li><li>• Schools (private, occupational, educational facilities)</li><li>• New automobile showrooms</li><li>• Daycare Centers</li><li>• Regional medical centers, surgery centers, hospitals, long- or short-term medical care facilities</li></ul>	



# Zoning Recommendations: POOZ

## POOZ Proposed Zoning Amendments

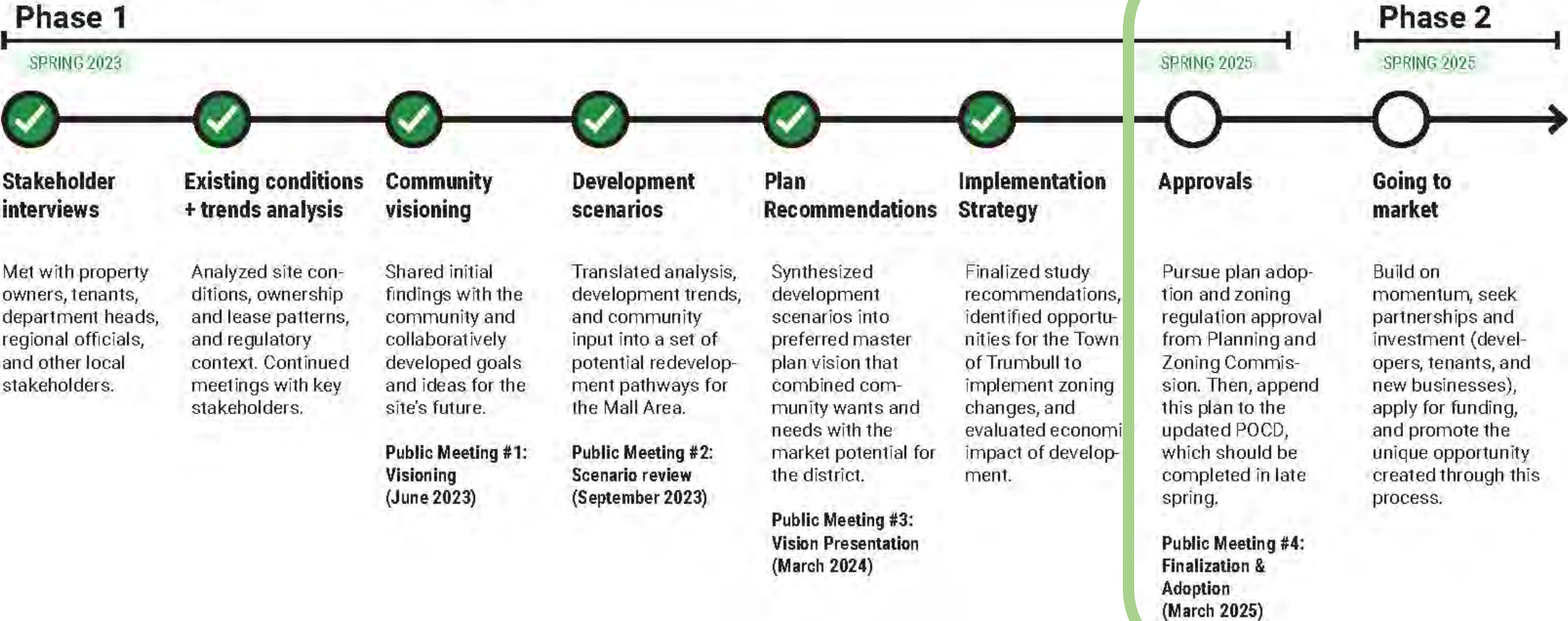
- Allowing more lot consolidation
- Reducing the complexity and amount of existing parking requirements
- Allowing greater lot coverage

Zoning Topic	Existing Provision	Proposed Provision
Lot Consolidation	Consolidation of 2 preexisting lots is permissible provided they have both been previously included in the POOZ	Remove two lot consolidation limit, but maintain the requirement to have been previously in the POOZ
Building Coverage	< = 25% of total site	Increase maximum coverage to 50%
Parking	Minimum of 4 off-street parking spaces for each permitted use 1 parking space per 200 SF of GFA for professional uses Any parking space above 1/200 SF must use permeable pavement Parking lots should be able to connect, unobstructed, to existing or future parking lots on adjacent parcels	A minimum of 4 off-street parking spaces shall be provided

PROFESSIONAL OFFICE OVERLAY ZONE (POOZ) USES			
PERMITTED BY RIGHT	• Funeral Homes	• Medical Professional Services	• Nurse Clinicians
	• Attorneys at Law	• Registered Dietitians	• Insurance Agents
	• Accountants	• Psychologists	• Other professional offices
	• Architects	• Family Therapists	
	• Engineers + Surveyors	• Social Workers	

# Next Steps

FIGURE II-1 | STUDY PLANNING PROCESS



# Questions?

**The full report will be available on the Town of Trumbull website in the coming weeks!**

<https://www.trumbull-ct.gov/988/Planning-Zoning-Studies>



# Trumbull Mall Area:

Market  
Feasibility & Land  
Use Study



Town of Trumbull, CT  
26 March 2025

## Setting the Stage for Tomorrow's Mixed-Use District

