

WILLIMANTIC CONNECTICUT- COLLEGE TOWN HOUSING DEVELOPMENT

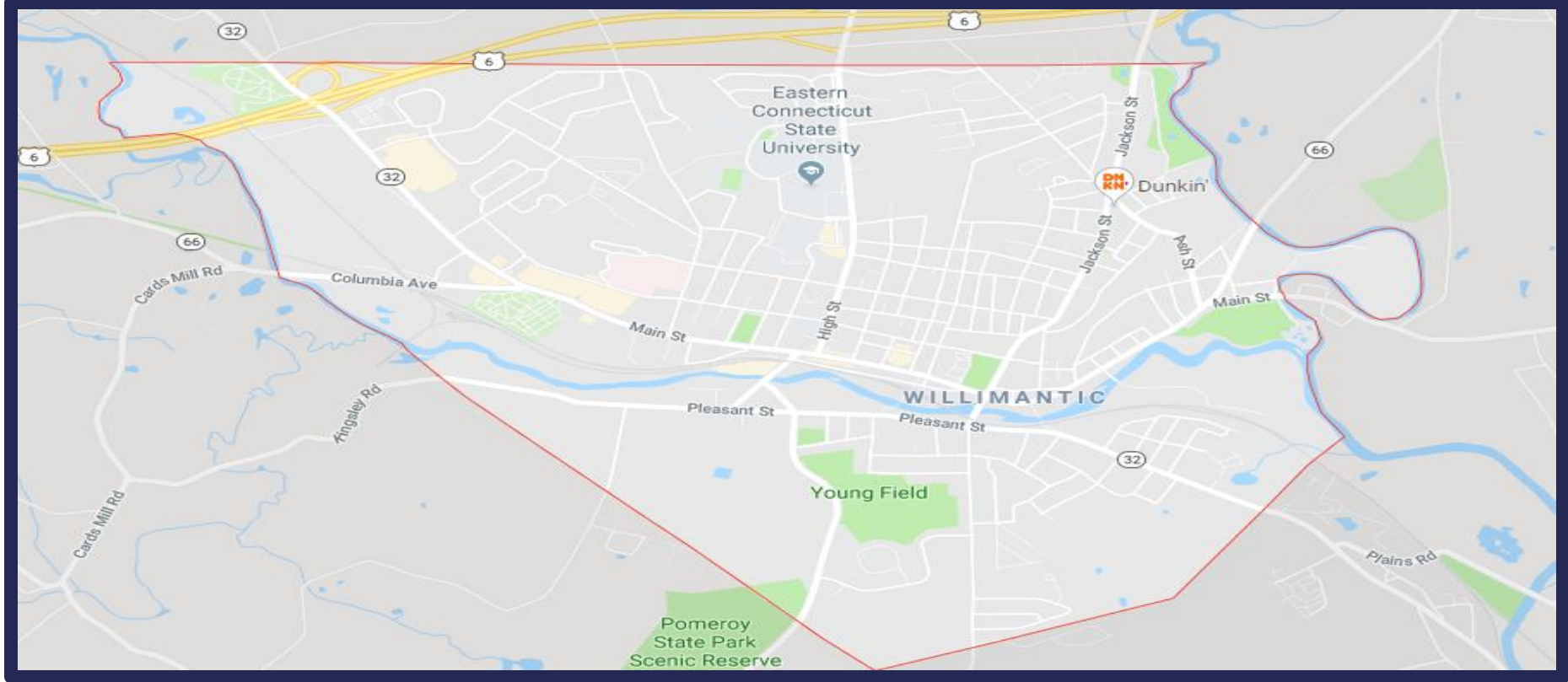
Eastern Connecticut State University



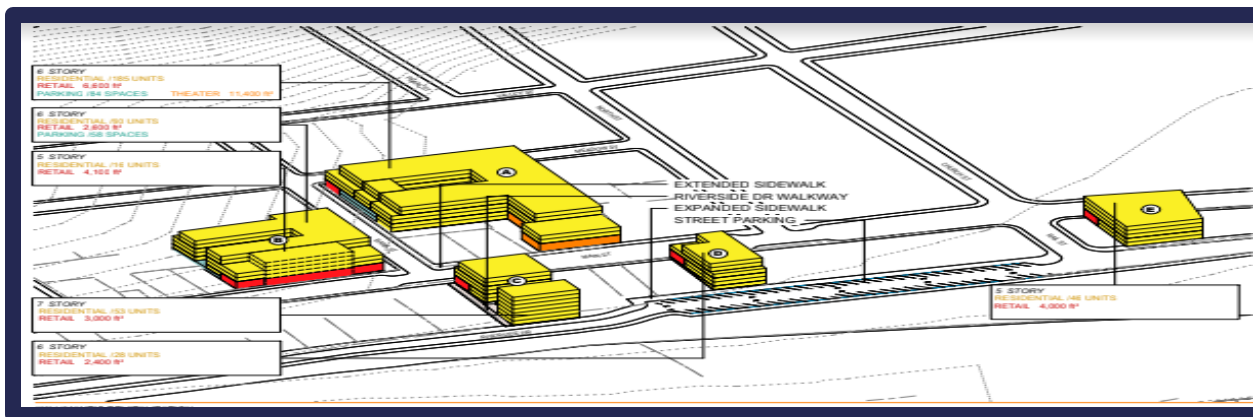


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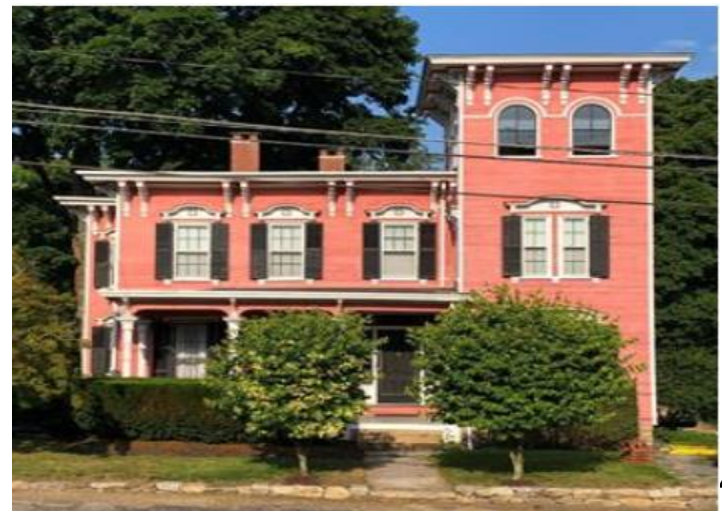
PROJECT OVERVIEW





Historic Rehab

Willimantic is home to a wealth of **Victorian-era architecture**. [Prospect Hill Historic District](#) is a National Register-listed historic district containing 993 buildings. [Windham Town Hall](#), formerly Willimantic City Hall, is a [Romanesque Revival](#) building housing the town offices for Windham and Willimantic





Willimantic Connecticut, named after the river it borders and was at one time the leader in the textile industry with factories along the Willimantic River. By the second World War, the industry had begun to leave the community and with it the labor that employed families of Willimantic, Windham Township and the surrounding areas for generations. Hard times followed with the loss of work opportunities and the hardship of limited options.

Eventually years later like most under-employed communities in the north east Willimantic's economy struggled to survive.

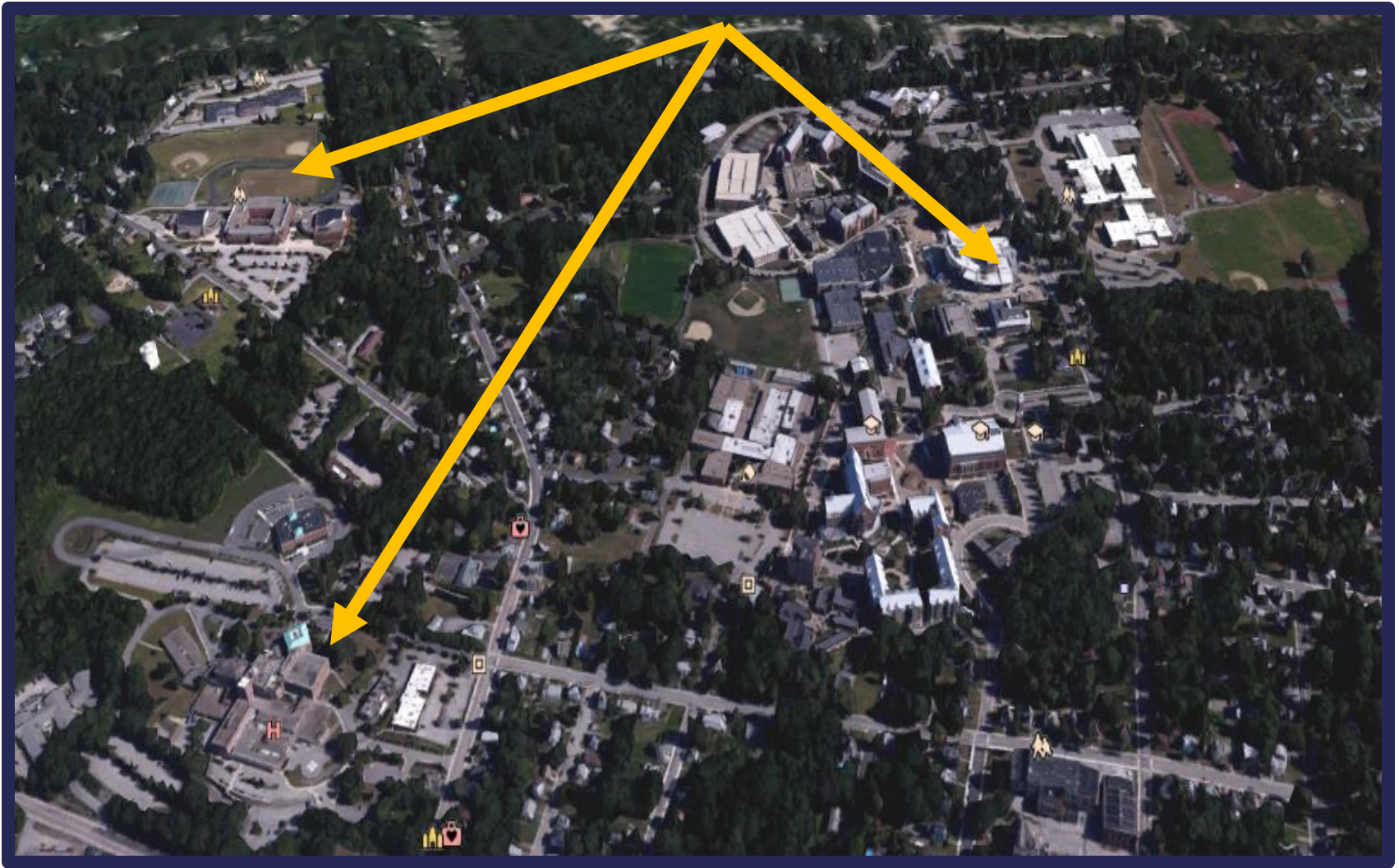
One of the bright spots and growing industries in Willimantic is education and specifically Eastern Connecticut State University, the third oldest University in the State of Connecticut. In the past few years the State of Connecticut and the University have made great strides and investment into the university to compete in the ever-competitive world of University Education.

The university has undergone several construction projects in recent years. Past projects have included the construction of a new administration building, a new library, five new residence halls, the conversion of Burr Hall from a women-only residence hall to a co-ed residence, renovation and expansion of the Student Center, the construction of a state-of-the-art Science Building, and the Child and Family Development Center. A new public safety building opened in August 2009. A new parking garage was built next to the other parking garage in the north part of campus, having opened in January 2011 and artificial turf was installed on the soccer/field hockey/lacrosse field during the summer of 2009. A new main entrance to the University was constructed in summer 2011 and a new softball field opened in March 2012. Projects being planned for the future include a fine arts building and the second phase of the track project which includes installing bleachers and lighting. One of the major driving forces behind Eastern's construction projects is to make more green space for students.

Also. The University of Connecticut @ Storrs Center is a 17-22minute ride to Willimantic. With the large number of student that live off campus with housing at U Conn for an undergrad base of 32,000 where only 11,000 on campus and the desired Growth of Eastern Connecticut State University, there is a large demand for student housing in that area.

The median age in Willimantic is 26 therefore there is a young social environment for the college aged students.

Eastern Connecticut State University

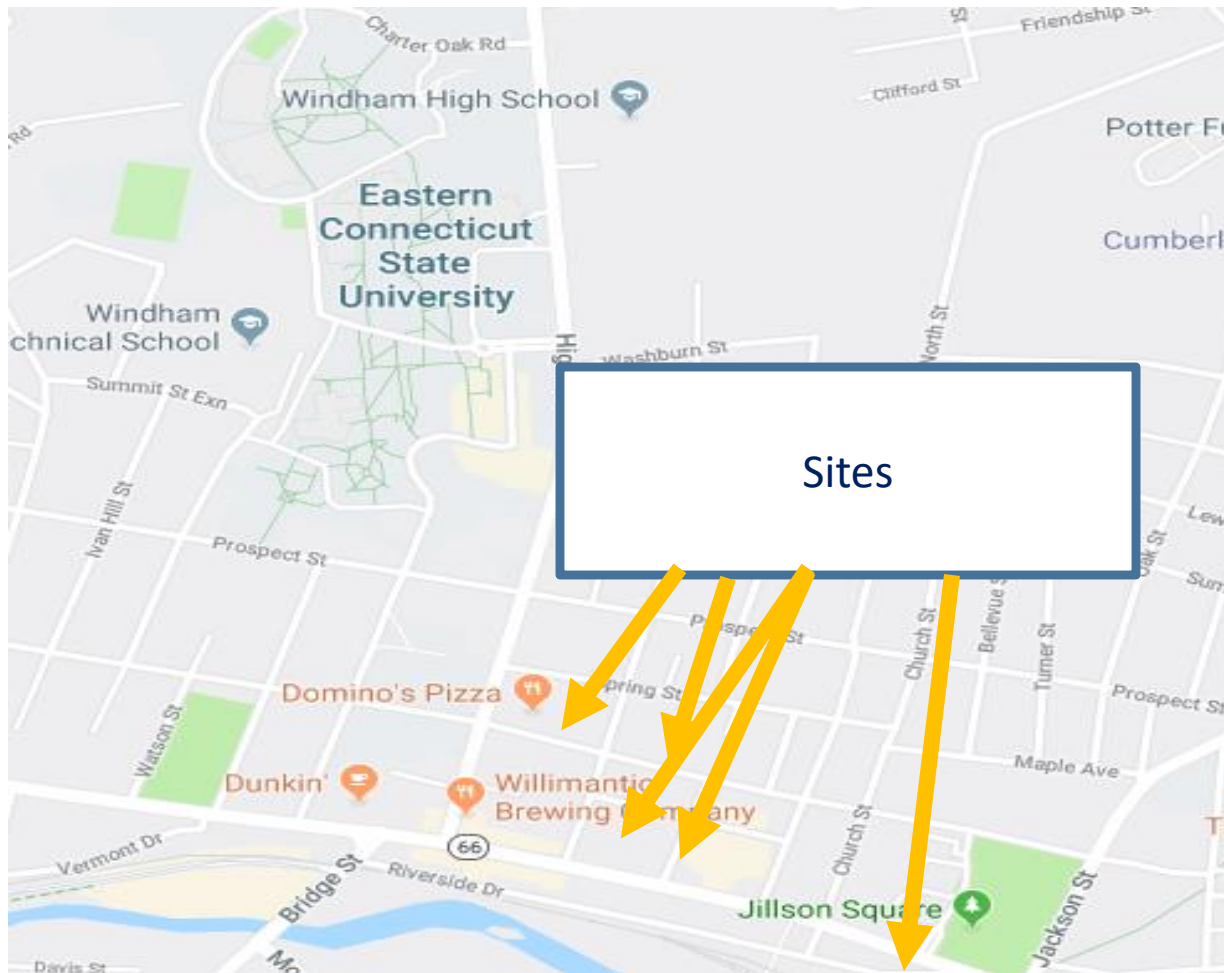




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Eastern Connecticut State University Proximity to project



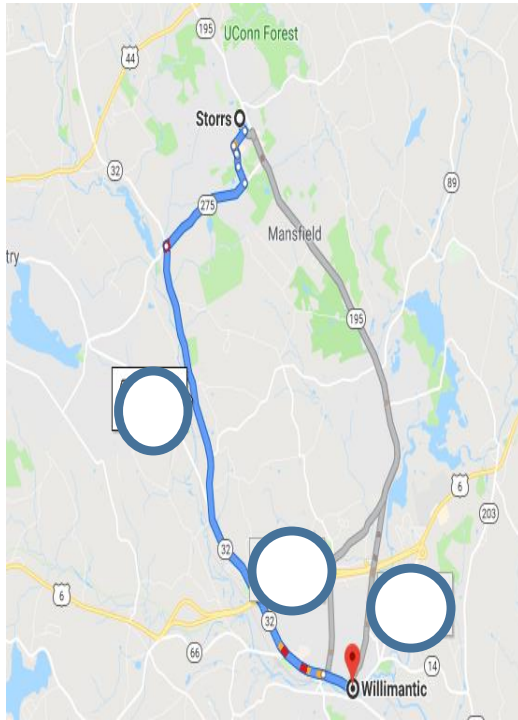
Academically, the university is organized into three schools, the School of Arts and Sciences, the School of Education and Professional Studies, and the School of Continuing Education. Graduate study programs offered through the School of Education and Professional Studies and include Education, Teacher Certification, and Organizational Management.

Housing

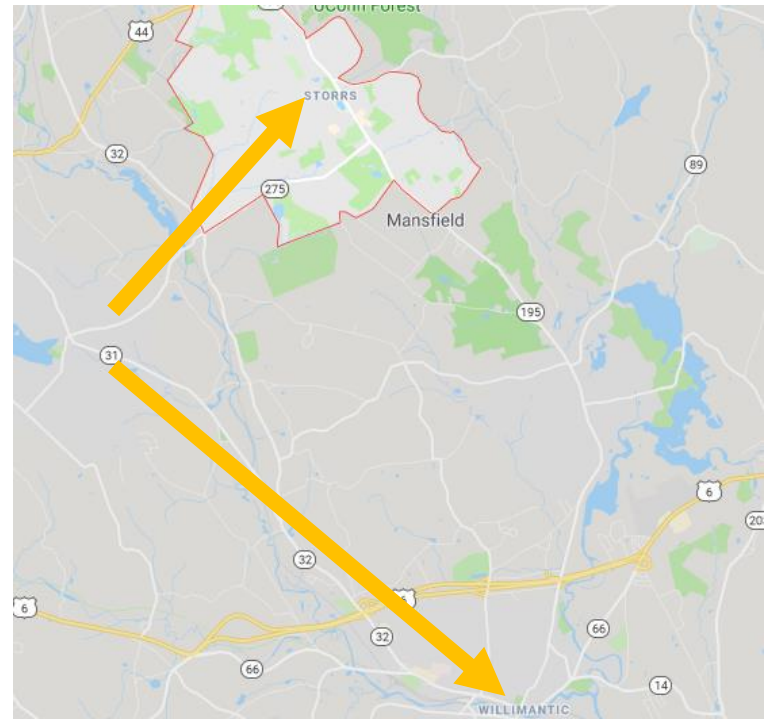
The campus is separated into first-year halls and upperclassman halls. All students with sophomore status and higher are eligible to live in upperclassman halls.^[8] There are six first-year halls, five upperclassman halls and two sets of apartments.



University of Connecticut @ Storrs is approximately a 17 – 22 minute ride to Willimantic. UConn has an Undergraduate enrollment of over 32,000 students of which only 11,000 live on campus leaving a very large number of students looking for off campus housing



Routes vary due to the time of day. Work hours a little longer than after hours



University of Connecticut @ Storrs also developed Storrs Town Center
A retail and student housing complex on the campus of the University.
Willimantic Town Center intends to mirror the concepts at STC for a great flow of
student activities beyond just the students at ECSU.



Storrs
Town
Center



The Shaboo Stage @ Jillson Square, Willimantic
Built by Robert Foster a guitarist for Aerosmith



Shaboo Stage is one of the many venues
located in Willimantic servicing the area,

Street Scape



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RUC Holdings LLC a New Jersey based investment and development company found the original properties formally known as the Hooker and the Hale Hotels built (817-833 Main Street). The Hooker built in the 19th Century and Hale built in the early 20th Century, both had become problems in community and eyesores to the streetscape.

RUC petitioned the State SHPO to demolish both building, with objections, but eventually negotiated with the Attorney General to save the Hale and take down the Hooker

After securing those two building RUC then contracted the Foster Building (680 Main Street), therefore beginning the rebuild of downtown Willimantic .

RUC has also contracted the Savings Institute Bank and Trust Buildings, The Town owned property (803 Main Street) and the Community Theater building (779-803 Main Street)

Redevelopment Sites





670-676 Main Street



Proposed Building Exterior

670-676 Main Street



670-676 Main Street



817-833 Main Street



817-833 Main Street



817-833 Main Street



817-833 Main Street

779-803 Main Street



Intermodal
Transportation
Center

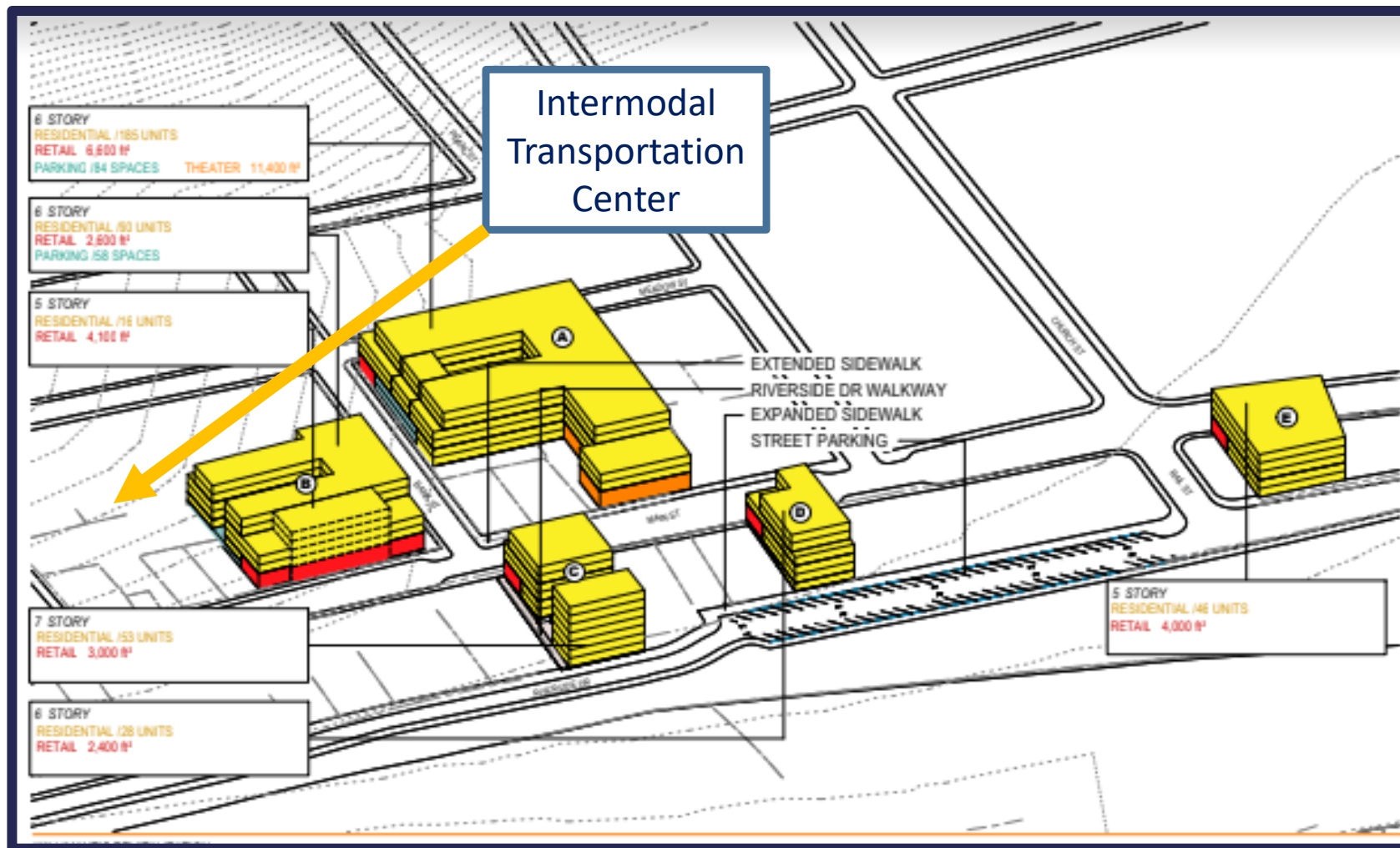


817-833 Main Street





779-803 Main Street



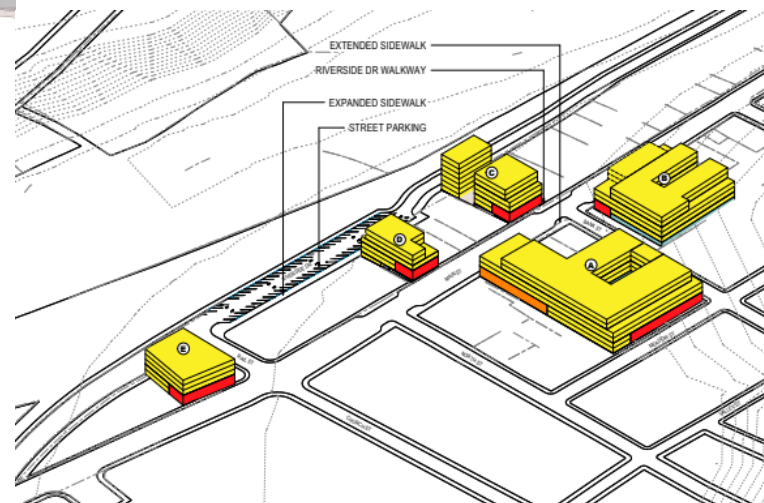








Massing Plans



Overview of the Development Plan

The design includes a mixed- use development that combines the following uses in a twenty five story tower:

- **Student Housing**
- 416 units
- **Retail**
 - 49,600 square feet of street level, neighborhood retail space (11,400 theater giveback)
- **Parking**
 - 142 spaces

