



2016 Newtown Economic Development Update

January 2016

Presented By:

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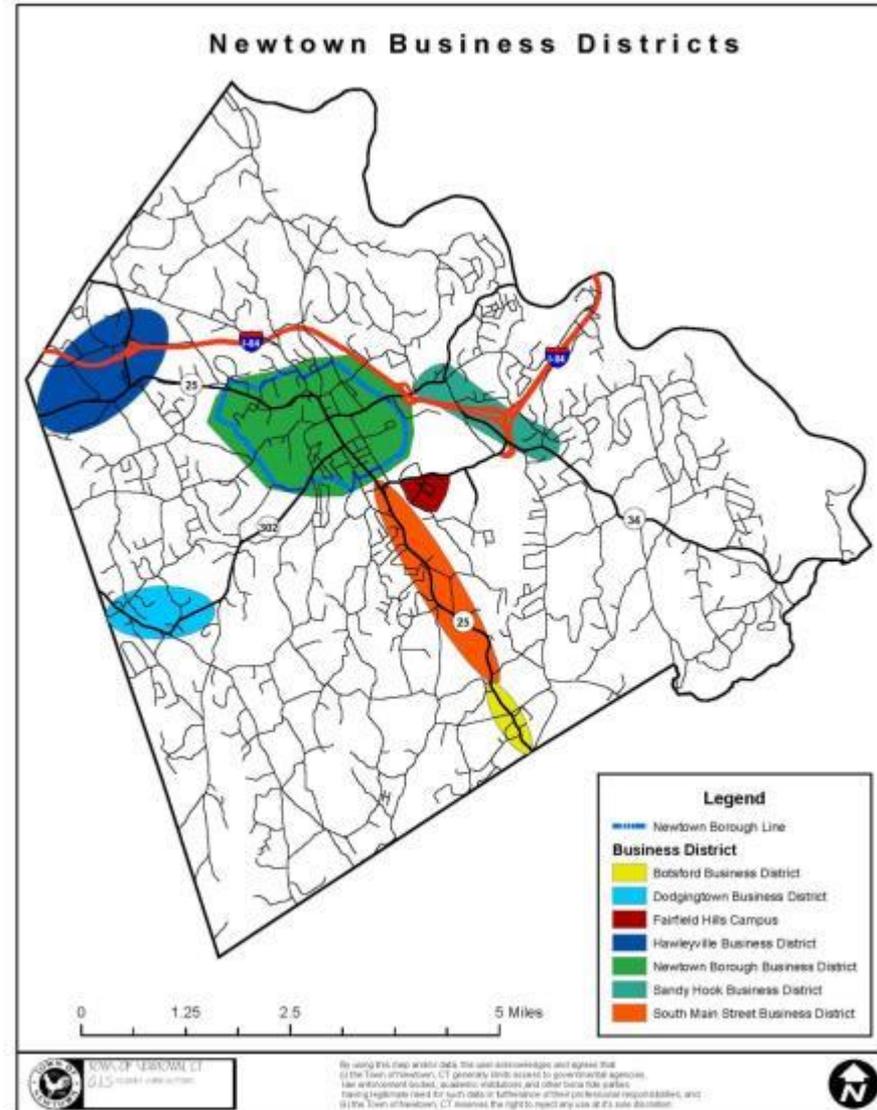




Newtown Business Districts

Newtown's 7 Business Districts:

- Hawleyville Business District
- Newtown Central Business District
- Sandy Hook Village & surrounding businesses , Turnberry Commercial Park
- South Main Business District
- Botsford Business District
- Dodgingtown Business District
- Fairfield Hills Campus





HAWLEYVILLE BUSINESS DISTRICT

Home of Newtown's "Medical Mile"

Opportunity area:

- Sewer line extension
- Vacant or under development commercial land





164 Mt. Pleasant - Medical Building



- 26,000 sf medical building construction complete
- Davita Dialysis, leasing underway for remaining with Cushman & Wakefield





168/170 Mt. Pleasant Medical Building



- 30,000 sf medical building
- Western CT Health Network, 50% of building, leasing underway for remaining



174 Mt Pleasant Rd Hawleyville Professional Office Building

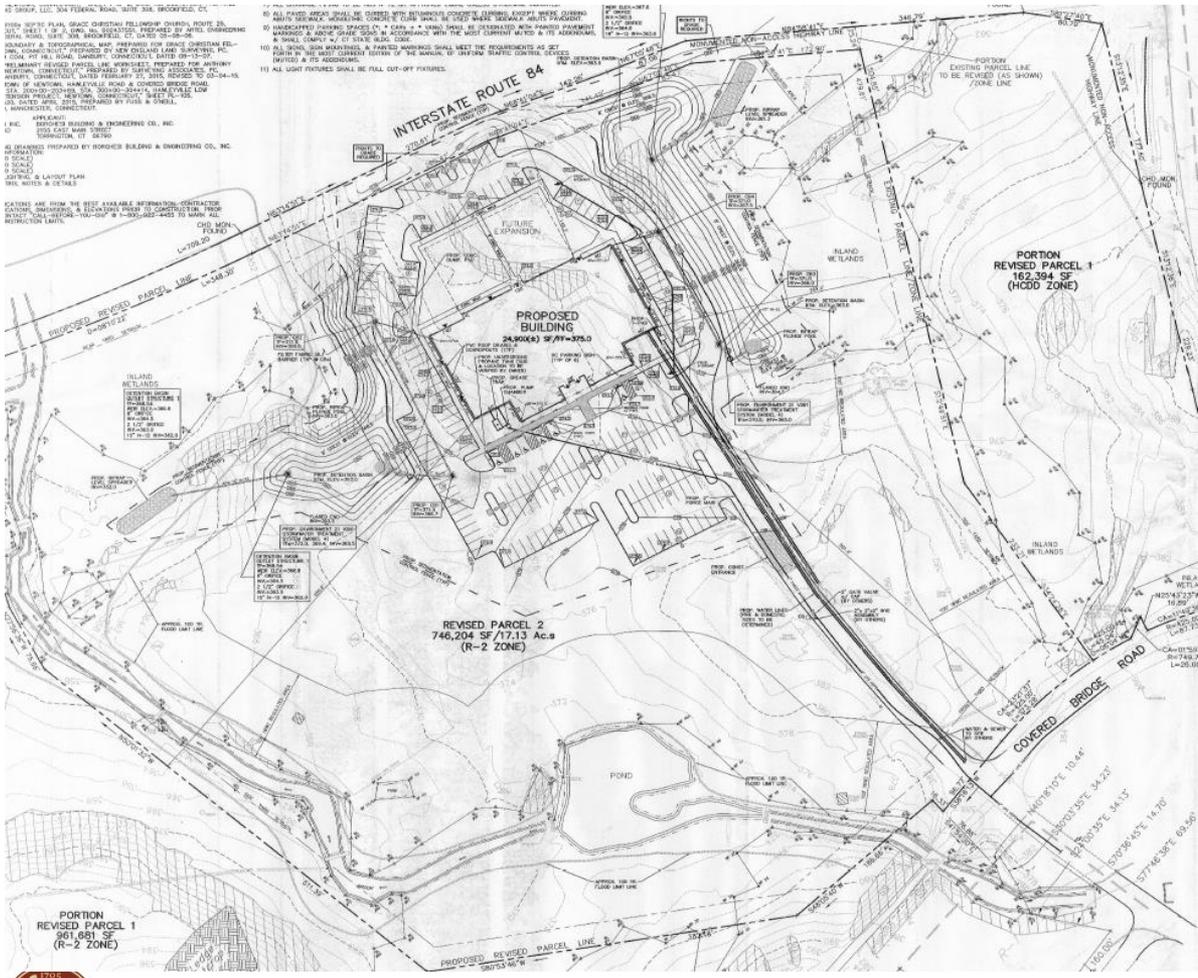


20,000 sf – professional office space approved

- **Current Grace Christian Church location**
- **Marketing for developer**



9 Covered Bridge – Grace Christian Church

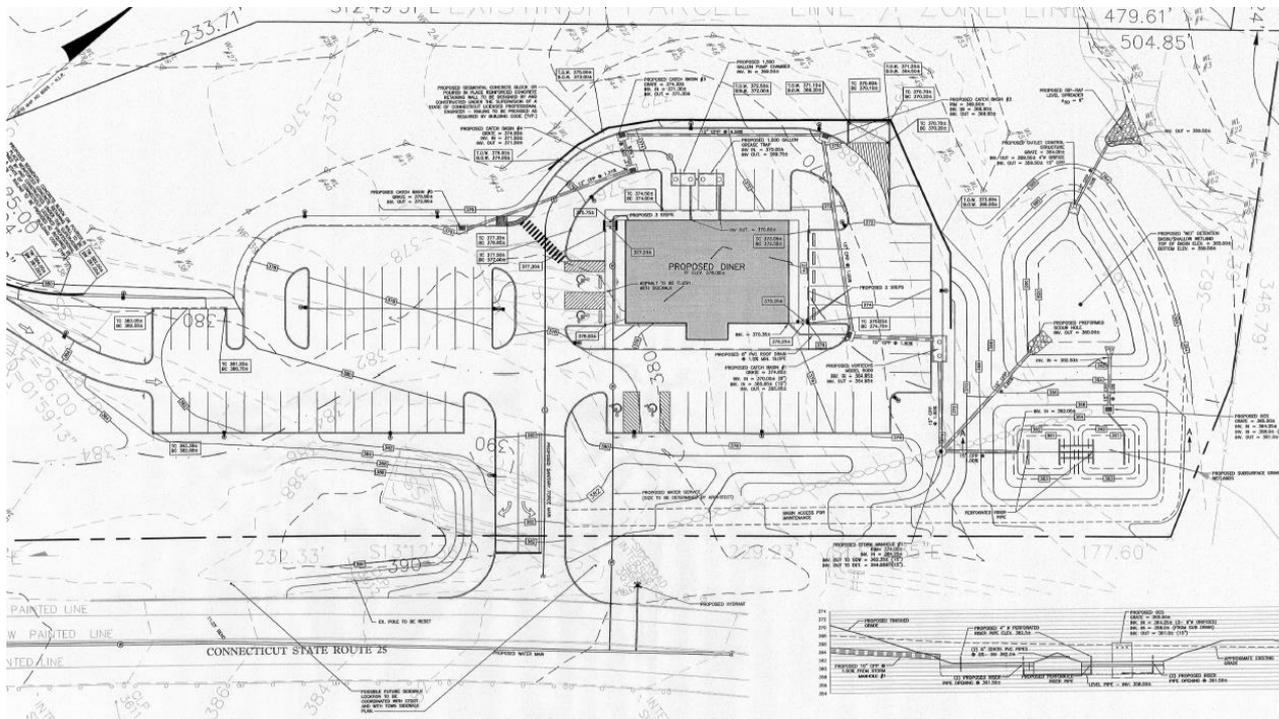


- 24,900 sq ft church approved for development





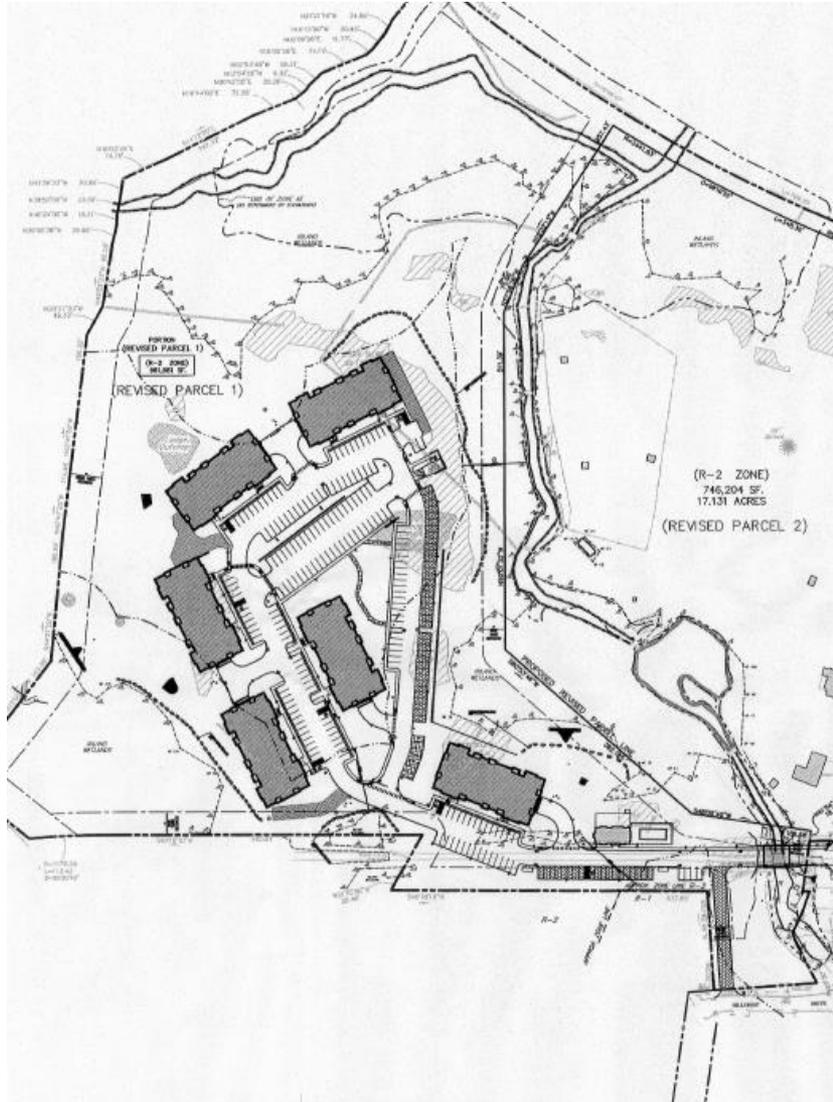
13 Hawleyville Road - Restaurant



- 4,160 sq ft commercial restaurant space approved for development



9 Covered Bridge - Apartments



- 180 units approved for development
- Under the IHOZ – 10 zone



Hawleyville Development

Planned/Potential Development Projects:

- 131 Mt. Pleasant Rd - Hilarios Gas Station – expansion development
 - tanks removed October
 - Potential development interest in gas station/convenience store
- 10 Hawleyville Rd - Exit 9 – 103 acres site
 - No plans submitted, potential for multiple buildings, possibly medical use
- 90 Mt. Pleasant - 33 acres
 - Potentially multiple buildings, industrial use
- 183 Mt. Pleasant Road - Brom Enterprises, LLC
 - 17,000 sf medical office building approved (site is cleared)





Hawleyville Development

Planned/Potential Infrastructure Projects:

- Hawleyville Sewer Line Extension:
 - RPF released for bids, due back February
 - Spring Construction
 - Summer hook ups
- STEAP grant application submission to design Hawleyville streetscape and partial installation
 - Sidewalks & lighting to connect residential areas to business area along Rt.25

Business Support:

- Stony Hill Four Corners Business Association
 - Meets the first Wed of each month, Maplewoods





NEWTOWN CENTRAL BUSINESS DISTRICT “Gateway to Newtown”





67 Church Hill Rd - Consumers Petroleum



3,440 sf new gas station & convenience store
- Great addition to The Gateway of Newtown





30-32 Church Hill Rd - Villages at Lexington



Retail, Professional & Medical buildings

- 5 buildings - 54,000 sf , NSB building - 5,500 sf
- Traffic Light at Boulevard & Church Hill Road
- Construction underway, complete spring/summer 2016





12 Queen Street - Medical & Professional Building



5,750 sf - orthodontist and professional/retail space

- Quilt Shop By Lois & Select Therapy
- Dr. Beck & office space



12 Church Hill Road Newtown Hook & Ladder Firehouse



16,000+ sq ft Firehouse

- Great addition to the business landscape along Church Hill Road





33 Main Street



Renovation to 33 Main Street, historic icon along Main Street

- Restaurant to open February
- Professional space





Newtown Central Development

Planned/Potential Development Projects:

- Edmond Road realignment – to begin fall 2016
 - Create a proper and safer intersection with Commerce Road
- 75 Church Hill Rd – Exit 10 Commercial Design District
 - Development proposal pending
- Sidewalk development to begin from Glover/Rt. 25 around Walgreens to REED Intermediate School
 - \$750,000 DOT grant received
- Flagpole sidewalk extension completed





South Main Street & Botsford Area Business Districts





146 South Main St - Mixed Use Commercial Building



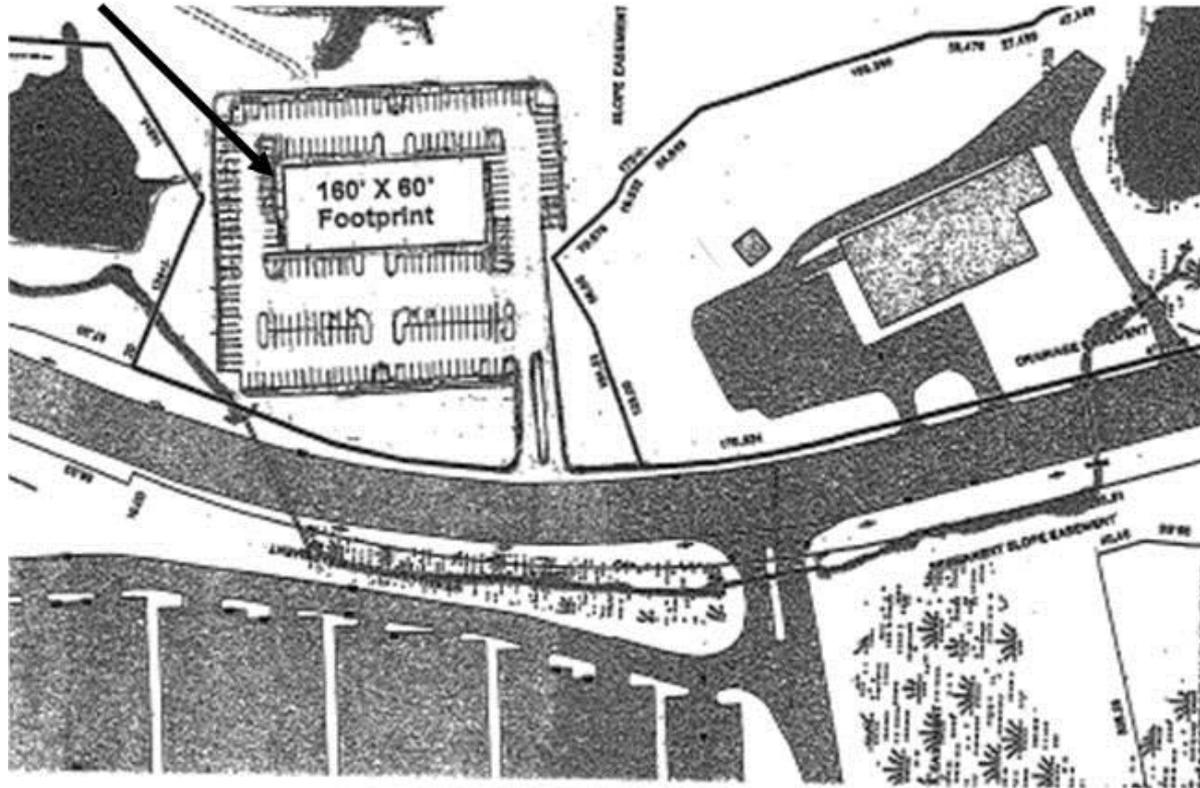
20,000 sf building - 10,000 sf residential over 10,000 sf retail

- Construction moving along, CO due in spring/summer





245 S. Main St – Retail Development



10 acre lot, proposed 19,000 sf building

- Marketing for tenant anchor
- Across the street from Sand Hill Plaza, next to Waterfall Plaza



South Main Street & Botsford Development

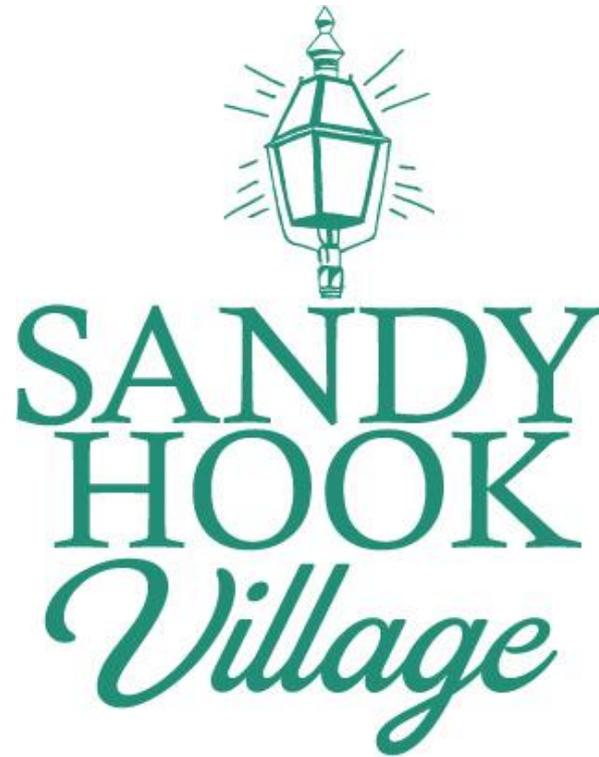
Planned/Potential Development Projects:

- 201 S. Main St – Blue Linx property – Marketing with new real estate developer
- 2 Buttonshop Road - 120 acres, developer working on environmental assessments to prepare for potential development





SANDY HOOK VILLAGE





Sandy Hook Village Revitalization

What's Happening in Sandy Hook Village:

- Sandy Hook Village Branding 2013
- Streetscape completed in 2014
 - Sidewalks & lighting
- Signage & Wayfinding consultant - 2015
 - Exit 10 & 11 directional signage
 - “Museum on the Streets”
- SHOP – Sandy Hook Organization for Prosperity
 - Master Planning Committee
- “Restaurant Cluster” forming





6 Washington Avenue



5,600 sf – light dining space near completion

- Tenant fit out for Wine Bar – opening February





Riverwalk at Sandy Hook Village 10-16 Washington Avenue



- Housing community of 65 townhouses
- - IHOZ Incentive Housing Overlay zone





Business Development

Small Business Development Seminars:

- October 2015 – 4 seminars held at CH Booth Library
 - SBA seminars/speakers:
 - How to write a business plan, Small business financing, Marketing 101, How to win government bids
- Newtown's Annual Manufacture Breakfast
 - April 2016 - Rock Ridge Country Club
 - Manufacture speakers:
 - DECD, CCAT, CONNSTEP, DOL, NVCC Advanced manufacturing school





Community Development

What's Ahead: A Look at Housing Trends in Connecticut & Newtown

- January 26, 2016
- CH Booth Library @ 7pm
- All boards are invited





Marketing Efforts

- Newtown.org – EDC website
 - Sign up - EDC enewsletter
- Social Media:
 - Facebook – Newtown,CT Economic Development Commission
 - Twitter @NewtownCTEDC
- Nurture economic gardening with existing business
- Promote efficient land use and zone regulation
- Leverage Business Incentive Program



ECONOMIC DEVELOPMENT COMMISSION



LIVE • WORK • GROW • WITH US

Welcome to Newtown
Learn how we can help your business grow
Give us a call today!

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NEWTOWN

Live. Work. Grow. With Us.

Thank you

Questions?

