



Town of Newtown Connecticut



Commercial Development Update

January 2015



Projects Recently Completed & Under Construction



Mt. Pleasant Medical Building

164 Mount Pleasant Road
26,000 sf medical building

Construction complete Winter 2015



**Tenants: 50% leased to Diavita Dialysis, leasing underway for remaining
- 4 million investment – 50% increase in assessment fixed for 3 years**



Highland Plaza

121-125 South Main Street

Phase 1 (33,000 sf) Phase 2 (3,000 sf) & Phase 3 (22,000 sf)

All phases complete – leasing in process for final phase



Tenants: Fusion 25 Restaurant, Highland Self Storage, Nanavaty, Nanavaty & Davenport, CPA, Butcher's Best Country Market, Core Fitness, Newtown MediSpa (planned expansion within complex), Light manufacturing zone approval for new business development



Newtown Volunteer Ambulance Corps

Fairfield Hills Campus

14,000 sf garage & headquarters

Construction complete - Fall 2014





Medical Office Building

12 Queen Street

5,750 sf - orthodontist and professional space



Site Redevelopment - \$1,375,000 investment

Completion: Spring 2015 – 35% increase in assessment fixed for 3 years



Fairfield Hills Campus

Master Plan In Place - Reuse & Redevelopment Underway



2015 Grant applications:

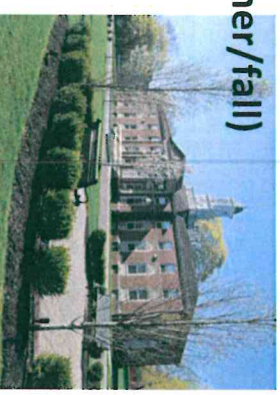
\$450,000 STEAP for Streetscape, \$200,000 EPA for Shelton House remediation and clean up



Fairfield Hills Campus

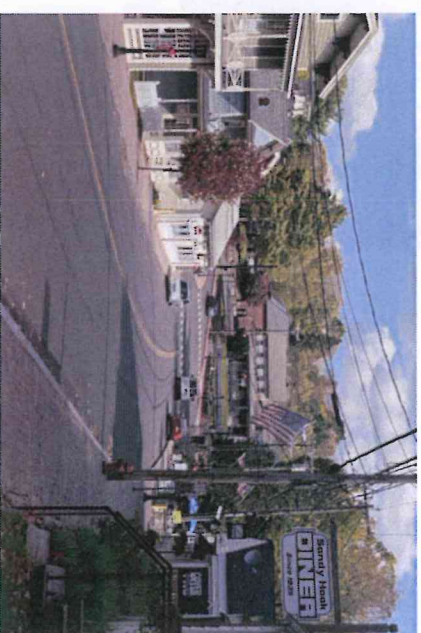


- **Current Projects**
- Newtown Volunteer Ambulance Corps - construction complete for a new 14,000 sf headquarters & garage
- Lease with Newtown Parent Connection approved – renovation of duplex to begin in Spring 2015
- Five duplex buildings + Stratford building clean & ready for renovation & commercial reuse
- \$400,000 Streetscape/ Infrastructure improvements completed 2013 (2012 CT STEAP Grant)
- Danbury Hall (21,000 sf) remediated and demolition complete - Fall 2014
- Walking Trail system expansion in 2015 (\$300,000 town investment)
- 8 SF homes planned for removal (EPA cleanup grant & Town funds)
- Tuesday afternoon Farmer's Market (summer/fall)
- Emergency Operations Center open
- Victory Garden in place
- Annual Arts Festival & other events





Sandy Hook Village Revitalization



Water line extension and \$1+ million Streetscape completed fall 2013



Sandy Hook Village Revitalization

6 Washington Street

5,600 sf – light dining and professional space



Phase 1 near completion

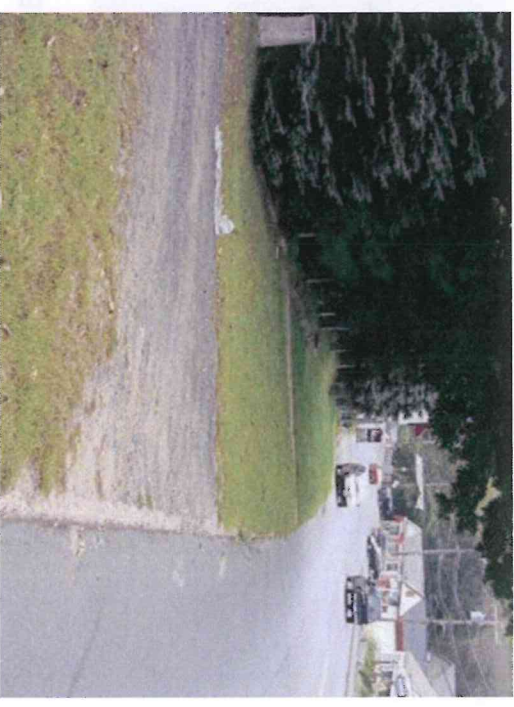
Phase 2 includes 2 new commercial buildings



Sandy Hook Village Revitalization

107 Church Hill Road

15,000 sf office and professional building



Before streetscape

Phase 1 completed & fully occupied

Spring 2015 - Phase 2 includes rental housing over commercial



Sandy Hook Village Revitalization

Greenview of Newtown

95-99 Church Hill Road



**26 new townhomes, 8 affordable - 10 units completed
2 & 3 bedroom homes – walk to commercial district**



The Woods at Newtown

111 Age Restricted Condominiums & 67 Age Restricted Townhomes

A Toll Brothers community



WOODS AT NEWTOWN
Toll Architecture



6 Regency Collection (condo flats) - construction continues
5,000 sf clubhouse under construction



2014 Approved Residential

<u>Subdivision Approvals</u>	<u># Dwellings</u>
95-99 Church Hill Road	26
32 Cedar Hill Rd	2
Oak Ridge III	17
Anthony Ridge Rd	8
Fallen Leaf Rd	6
37 Old Bethel Rd	2
90 Hattertown Rd	2
Meridian Ridge Rd	23
Single Family homes	<u>20</u>
	106



Projects Approved for Construction



Gas & Convenience Station

67 Church Hill Road

Consumers Petroleum
3,440 sf new gas station & convenience store
construction currently in process





Lexington Village – Borough of Newtown

30 - 32 Church Hill Road Phase I - 5 buildings 54,000 sf Phase II 1 building 5,500 sf

30-32
Church Hill Rd
Newtown, NJ

BSA
Borough of Newtown
Planning and Zoning Board
1000 Church Hill Road
Newtown, NJ 07840
Tel: 908.526.1000
Fax: 908.526.1001
www.boroughofnewtownnj.com

REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/2018	Initial Submission
2	09/10/2018	Revised Site Plan and Elevation
3	10/05/2018	Final Approved Plan

LAND USE SUBMISSION

Project: **Phase I & II**
Proposed Exterior Elevation

A-400A

The architectural drawings include a site plan showing the layout of the buildings and parking areas, and elevations for the buildings. The elevations are labeled 'Elev 1 Elevation', 'Elev 2 Elevation', and 'Elev 3 Elevation'. The drawings show a row of buildings with gabled roofs and multiple windows. The site plan shows the buildings arranged along Church Hill Road, with parking spaces and landscaping indicated.

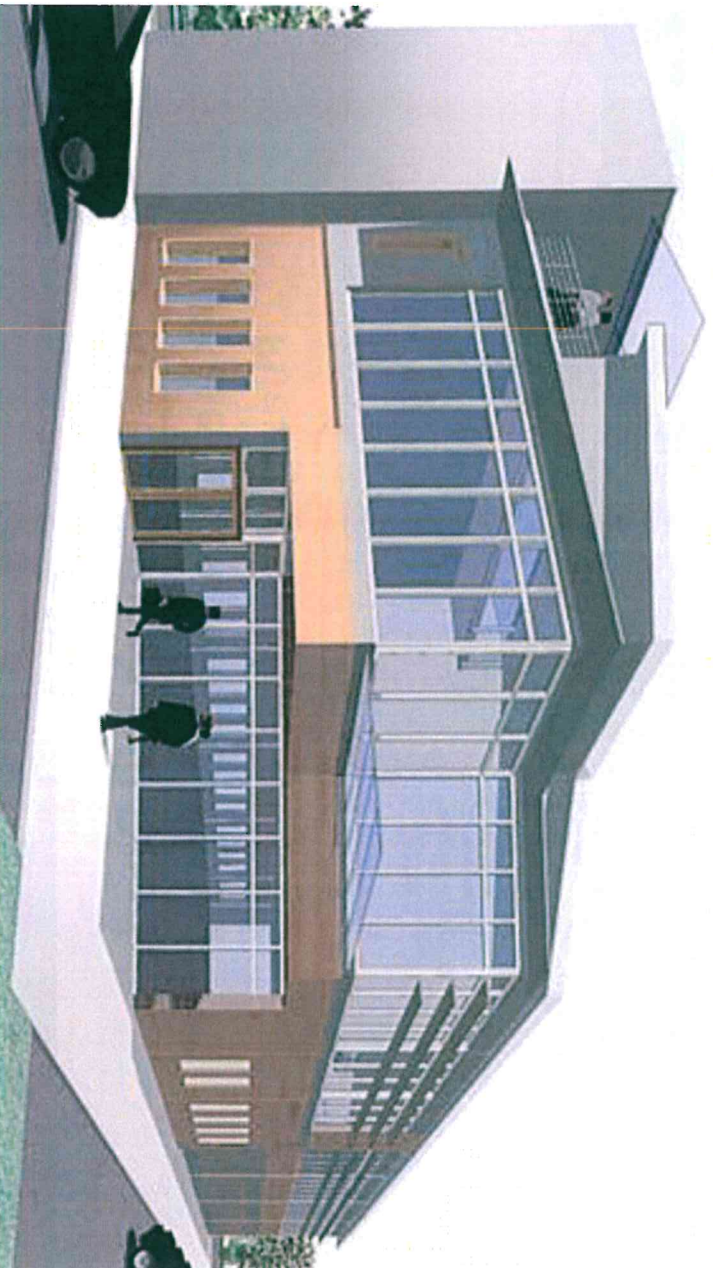
\$7 million project – multiple tenants secured, construction in process



Hawleyville Professional Office Building

174 Mount Pleasant Road

20,000 sf – professional office space approved





River Walk - Sandy Hook Village

10-16 Washington Avenue



Before streetscape

**Housing community of 22 townhouses with
affordable units set aside - walk to commercial district**



Sandy Hook Village

4-8 Riverside Road

22,000 sf multi-phased mixed commercial & rental uses





Mixed Use Commercial Building

146 South Main Street

20,000 sf

(10,000 sf residential over 10,000 sf retail)



Clearing ground, preparing for spring 2015 ground breaking



Projects Approved for Construction

Approved:

- Hawleyville Business District Sewer Extension – approved and preparing for installation
- Taunton Hill Road LLC – 25 acre equestrian estate
- Brom Enterprises LLC – 183 Mt. Pleasant Road – 17,000 sf medical office building – new construction (site is cleared)
- Tom Brook LLC- 75 Church Hill Road- 7,500 sf new construction (site is cleared)
- Newtown Self Storage- 137 South Main Street- 3,000 sf addition
- Braun Moving- 46 Barnabas Road- 81,000 sf addition
- 7 Berkshire Road- 7,500 sf new construction
- 50 South Main Street- 7,800 sf new construction (across from Walgreens)
- Grace Christian Fellowship Church- Covered Bridge Road- 42,300 sf new construction
- 5K Enterprises – 3 Edmond Road – 94,000 sf new construction
- AFS – 11 Edmond Road – 30,800 sf addition – manufacturing



Planned Projects

New Construction:

- 103 acre site off exit 9 for posied for development, support of approval of Hawleyville business district sewer extension
- 170 Mt. Pleasant Road – 30,000 sf medical building
- H & Y Construction- 27 Church Hill Road- 6,500 sf - medical office building
- Newtown Technology Park – 6-8 Commerce Road – 100,000 sf – 23 acres industrial/business park
- River Park Properties – 19 Commerce Road – 14,000 sf industrial flex space
- Goodhouse Flooring LLC- 3 Turnberry Lane- 5,000 sf
- Burgeritoville – 57 Church Hill Road – expansion into Cave Comics space
- 11 Connors Road – 14,000 sf retail building
- 231 South Main Street (former Blue Linx) – 230,000 sf flex industrial space
- Batchelder Redevelopment – Potential for 100,000 sf + industrial space
- Town of Newtown – Community Center Concept Design Completed



Planned Projects

Renovations:

- Stratford Hall at Fairfield Hills – Commercial – 9,000 sf – Environmental Clean Up Completed
- Duplexes 58, 59, 60, 61 & 63 at Fairfield Hills – 4,200 sf – Environmental Clean Up Completed
- Plymouth Hall – 52,000 sf – Children’s Museum / Cultural Arts Facility
- Sandy Hook Auto & Marine – 7 Glen Road – Sandy Hook Village – Mixed Use potential
- 28 Glen Road – Sandy Hook Village – mixed use potential



Economic Development Strategy

- Five-year Strategic Plan approved November 2011
- Nurture economic gardening with existing business
- Promote efficient land use and zone regulation
- Leverage Hawleyville Sewer Extension installation
- Leverage Business Incentive Program



Buy Local First

New England Real Estate Journal
 THE LARGEST REAL ESTATE JOURNAL IN THE NORTHEAST
 Reprint
 Friday, December 19, 2014
 re@rejournal.com

What was your greatest accomplishment in 2014?

Being a Parent
 Newtown
 EDC

What was your greatest accomplishment in 2014?
 Newtown approved the implementation of a sewer extension into the Hawleyville business district. This infrastructure investment will allow for development opportunities on a few large tracts of land along Newtown's main thoroughfare. With the sewer extension complete, the existing water and technology infrastructure currently located in this area, Newtown is poised for prime development opportunities for our Hawleyville Business District.

What are your predictions for coming 2015?
 Newtown has great potential with visibility to I-84 and beyond. The gateway to Newtown offers a wealth of great opportunities for the town and its residents. We are looking for continued growth and investment in the area.

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PRIME LOCATION - NEWTOWN, CT
 Over 130 acres available for development. Call today for more information.

Historic Main Street
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