Today’s Approach

• Town-Wide Demand Across All Sectors
  • Commercial
  • Small Business
  • Manufacturing
  • Residential

• Opportunities Ahead

• Q & A
COMMERCIAL DEVELOPMENT
Question Number 1:

What’s up with the hotel?
Delamar West Hartford

A High End, Boutique Hotel
• 114 rooms
• Construction starts in spring
• Opens summer of 2016
Delamar West Hartford
Delamar West Hartford
Jared the Galleria of Jewelry

- Now open
- Only the 2nd CT Store
15 North Main

15 North Main Associates, LLC
- 18,700 s.f. Class A Office
- Gateway to the Center
- To be completed in 2015
Walgreens

Readco, LLC
- Gateway location
- Increased green space
SMALL BUSINESS DEVELOPMENT
Bishops Corner

Crown Market

Salons by JC

Sakura Garden
The Center and Blue Back Square
The Center and Blue Back Square

kimberlyGIFT

west elm

The Silver Danila

tribe
an indoor cycling studio
Elmwood
Park Road
RESIDENTIAL DEVELOPMENT
The Goodwin

WH Housing Authority
- 47 units
- Residents now moving in
- Fully occupied by summer
Quaker Green

GDC Homes
• Final Building
• 34 condominiums
24 North Main

Skala Partners
• 18 apartments
• Target: young professionals
11 South Main

A.K. Central Limited Partnership
- 21 apartments
- Ground floor retail
- Underground parking
2432 Albany Avenue

Metro Realty/Figure 8 Properties
• 64 apartments
• New 3rd floor and addition
• Completion by Spring 2016
243 Steele Road

Metro Realty
- 150 luxury apartments
- 7 building layout
- First buildings by summer 2016
243 Steele Road
2-6 Bishop Road

KWK, LLC
• 14 condominiums
• Farmington Ave. east of Center
747 North Main

DHR North Main Street LLC
- 10 condominiums
- At Bishops Corner
Chatfield-Brookdale Senior Living

Major Expansion
- 84 new assisted living units
- 71,000 s.f.
Arcadia Crossing

Center Development Corp.
- 320 apartments
- $90 million investment
- SDD/wetland applications soon
616 New Park

WH Housing Authority
- Transit Orientated Development concept
- Mixed-use – retail and workforce housing
Single Family Residential

19 New Building Lots
- Subdivisions
- Lot splits
Question Number 2:

With all of these new housing units, what’s the impact on the school system?
OPPORTUNITIES AHEAD
New Park Avenue Corridor

CT *fastrak* service starts on March 28
New Park Avenue Corridor

Transit Oriented Development (TOD) is mixed-use development
• Places to work
• Places to shop
• Places to live
New Park Avenue Corridor

$75,000 Planning Grant

- To review land use regulations to support TOD
- Complete Streets improvements to New Park Ave.
New Park Avenue Corridor

Transit stations are spurring demand
  • CTfastrak stations
  • NHHS – Commuter Rail

Underutilized properties attracting attention
Question Number 3: What About UConn?
UConn
Internal review is complete

RFQ for Professional Services is next
- Wetlands analysis
- Storm water analysis
- Environmental review of land and buildings

“First Right of Refusal” on the horizon
Question Number 4:
What’s the Impact?
Sustaining the Momentum

Positive signs:
• Approximately 300 new jobs
• 800+ housing units (lots of customers)
• $200+ million projected investment

Market based

No incentives provided by the Town
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