

Day Hill Corporate Area Study

Response to Questions

General Questions (applies to both projects- E2024-06 & E2024-07)

1. Do you have a budget identified for the projects?
 - a. A set budget has not been established.
2. Are you budgeting these separately? If so is any consideration being given to economies of scale by utilizing the same consultant for both?
 - a. The Day Hill Corridor Area Study and POCD will have separate budgets. There will be inherent efficiencies in having one consultant for both projects but it is not the determining factor. Each proposal will be reviewed individually and while some consideration will be given for having one consultant for both projects, the determining factor will be selecting the best qualified consultant for each project.
3. Will community engagement between two be coordinated?
 - a. Yes, to the extent possible given each project's schedule. Community engagement will be coordinated between leadership staff, the advisory committee and consultants.
4. Will Windsor be providing base data?
 - a. The town of Windsor can make available the resources and data we have available, including but not limited to:
 - i. Affordable Housing Plan
 - ii. Existing and previous POCDs, Zoning Regulations, Subdivision regulations, wetland regulations.
 - iii. Transit Oriented Development Plan
 - iv. Town Data – Building Permits, Certificates of Occupancy, Assessor's CAMA data
 - v. ARCGIS datasets and layers
 - vi. Sustainable CT Certification Report - 2022
 - vii. Board of Education – Data and Strategic Plan

Demographic data that is not readily available to Town staff will need to be collected by the consultant.

5. Will you be sharing a list of interested vendors for teaming opportunities?
 - a. No since we are not requiring all potential respondents to notify the Town of their intent to submit a response.

Response to Questions - Day Hill Corporate Area Study (E2024-07)

1. Can the Town share what the allocated budget is for this assignment?
 - a. A set budget has not been established.
2. Does the Town of Windsor have an expectation regarding the 'market area' for the analysis of different uses, such as town-wide or the Greater Hartford metro area?
 - a. The market area would be Greater Hartford metro area including all or parts of the Springfield, MA metro area.

3. The RFQ asks us to: “Analyze locations that offer the best opportunity for multifamily and mixed-use projects.” Should the identification of locations be focused on the Day Hill Corporate Area? Have there been any recent market studies or data on the current supply and demand trends for multifamily residential, assisted living, office, hotel, retail, and industrial uses in the DHCA?
 - a. Multifamily and mixed use project locations should be limited to the Day Hill Corporate Area for the Corridor study. A broader analysis will be conducted as part of the POCD.
 - b. The Town has not conducted market studies in the past 5 five years or so.
4. The RFP notes “grand list generation” as a consideration. Can you clarify if you are referring to a Grand List as a tax roll, or if you meant “grant” list? If the former, what is your expectation of the consultant in updating the tax roll / grand list?
 - a. The Grand List is the taxable assessed value of real estate, motor vehicles and personal property
 - b. The Grand List generation implies what impacts would different development scenarios have on the Day Hill corridor Grand List.
5. Do you want an analysis of what different development scenarios might produce?
 - a. Yes. The Town is looking to understand the economic impacts of different scenarios and identify any potential land use conflicts. Reviewing different scenarios would provide guidance for boards to make conscientious decisions on land use.
6. Should the analysis consider community values and economic values or just economic values?
 - a. The analysis should consider community values and economic values.
7. What are the key concerns and priorities of DHCA stakeholders, and how have they influenced the scope of this study?
 - a. Shifting market forces and the COVID pandemic have left stakeholders with an abundance of vacant office space. There has been some promising recreational and commercial developments in the DHCA in recent years and in some cases stakeholders are looking to pivot to alternate uses. Redevelopment or adaptive reuse of vacant or underutilized office space. Because of the housing demand, there has been interest in residential development in the DHCA.
8. What are the primary objectives you aim to achieve through the public information sessions, and are there any specific topics or questions you would like addressed during these sessions?
 - a. To provide an opportunity for stakeholders and the public to express their views, concerns and desires for the corridor to help build a consensus on the vision on the future of the Day Hill Corridor as a regional economic generator.
 - b. Adaptive reuse and redevelopment of vacant office.
9. Could you elaborate on any existing or planned infrastructure improvements that we should consider in our analysis of land use compatibility and redevelopment opportunities?
10. At this time other than incremental improvements to pedestrian and bicycle mobility there are not any significant infrastructure projects planned. Are there any current or past initiatives aimed at redeveloping or repurposing vacant office spaces within the DHCA that we should be aware of?
 - a. Great Pond Village is a multi-phased mixed use development on approximately 600 acres that contained both office and industrial land uses.
11. Are there specific regulatory challenges or opportunities within the current zoning and planning frameworks that we should take into account in our analysis?

- a. Permitted and Special Uses with Industrial Zoned Properties (Section 8
 - b. Day Hill Corridor Architectural Standards (Section 14.2.3)
 - c. Day Hill Corporate Area Ch. 10 - POCD (2015)
 - i. DHCA - Future Development and Redevelopment Plan
 - d. Future Land Use Plan (2015)
 - e. Great Pond Form Based Code (2022)
12. Can you provide more details on the metrics or indicators you use to measure the economic impact of development within the DHCA, particularly in terms of job creation, investment, and tax revenue?
 - a. There a variety of ways the town reviews, evaluates and measures economic impact such as job type/diversity, wage levels by discipline, real estate vs personal property tax revenue, service demands and costs.
13. Are there any preferred locations or parcels within the DHCA that you consider high-priority for multifamily and mixed-use development, or should the consultant develop a process to prioritize them?
 - a. High priority parcels for multifamily and mixed use development exists within the Great Pond Village. A few parcels, outside of Great Pond, have come up in discussions with stakeholders. The consultant should develop a process to prioritize locations for multifamily and mixed use development.
14. What are the critical milestones or deliverables you envision for this project, and are there any interim reports or presentations you expect before the final report?
 - a. The Town is looking to the consultant to outline a project approach and schedule based on past experiences with the understanding the project will be collaborative in nature.
15. Given the concurrent RFQ for updating the Windsor Plan of Conservation and Development, how do you envision coordination between these two projects, and what efficiencies or synergies do you expect to achieve? Will you consider partnering arrangements for the Plan of Conservation and Development or should the consultant bid on both?
 - a. The Day Hill Corporate Area Study will serve as the Day Hill chapter update for the Plan of Conservation and Development (POCD). Depending on the final arrangement, staff could serve as a liaison between consultants. The Day Hill chapter will be updated early next year and incorporated into the final POCD update in October 2025.
 - b. All arrangements will be taken under consideration. The Town does not have a preference whether the consultant bids on one RFQ, builds a team, or submit for both. The Town's objective will be selecting the best qualified consultant for each project.
16. Is there a specific budget range or ceiling for this project that we should be aware of when preparing our proposal?
 - a. A budget range has not been established.
17. Is the four-month timeline flexible at all? The four-month schedule would have public engagement activities potentially squeezed between major holidays.
 - a. Four months is a set goal so that it can respond to development interest and to inform the greater POCD effort. There could be some flexibility with the adoption timeline.
18. Has the town given any thought to how this study might interact with the town's update to the POCD that is also being advertised? Is this study intended to be a specific component of the updated POCD?
 - a. This study will inform the POCD effort and would be a significant driver for the DHCA chapter of the POCD.

19. Does the town maintain a list of all the businesses in the park, any information on what different companies do or their associated NAICS codes, and contact information for each business?
 - a. We do have a business list with contacts for many of the businesses in the area. There are lists available that show NAICS or at least the general area of business.
20. Does the town maintain a list of vacant buildings or partial vacancies within buildings that can be used by the consultant?
 - a. A list of vacant buildings/spaces would be available to the firm.
21. Does the town maintain a list of inquiries from potential businesses looking to relocate or expand in Windsor?
 - a. Most inquiries go through the Commercial Realtors but we can put a list together of businesses that reached out to the town or have been referred by the brokers. As part of BDL, we have Prospect Engage so we get a list of who is looking at the area through the BDL website on a monthly basis. We have the BDL Target Industry study which is dated but could provide info to the selected firm. We have data available through CoStar as well by sector – industrial, retail, multifamily, office.