

WINDSOR DEVELOPMENT ACTIVITIES REPORT – 12/01/2020

PENDING PROJECTS

Amazon Delivery Station- permits submitted for renovation of a vacant 154,000 SF warehouse and expansion of parking areas at 100 Helmsford Way for use as a package distribution facility

Day Hill Dome Soccer – special use/site plan approved for a soccer and baseball training facility at 777 Day Hill Rd to include a full-sized indoor soccer field, three full-sized outdoor soccer fields, mini pitch soccer area and a full-sized little league baseball field

Husky Volleyball Club- special use/site plan approved for relocation of youth volleyball operation from 44 Baker Hollow Rd to a vacant warehouse at 50 Great Pond Dr

Great Pond Village – amendment of form-based code approved for mixed-use redevelopment at 2000 Day Hill Rd to reintroduce lower-density housing, streamline design requirements, add recreational elements and further separate industrial and residential areas

903 Day Hill Road – special use/site plan approved for 106-room Holiday Inn extended-stay hotel

Loomis Chaffee School – permits submitted for expansion of Neo Theater building.

110 Tradeport Drive – site plan approved for 234,000 SF flex industrial building

11 Goodwin Drive – subdivision and site plan approved for 267,000 SF industrial building on 63.85 ac site

775 Marshall Phelps Road – site plan approved for spec industrial building on 28 ac site

PROJECTS UNDER CONSTRUCTION

Amazon Fulfillment Center – construction of a \$230 million multi-story, 3.6 M SF fulfillment center on 120 acres at 1201 Kennedy Rd/1 Joseph Ln

Public Safety Complex – renovation and addition for fire headquarters and ambulance service at 340 Bloomfield Ave

OSF Flavors – 42,000 SF addition for lab and production space for food flavor manufacturing company at 44 Baker Hollow Rd

Great Pond Village – Phase 1 of mixed-use redevelopment at 2000 Day Hill Rd including 230 apartments and community building. Clubhouse and first 206 units complete. (60% occupancy of completed units)

903 Day Hill Road – sand removal and grading operation underway on 18 acre site.

RECENTLY COMPLETED PROJECTS

Verizon Wireless – 20,500 SF addition (\$22.5 M) to mobile switching center at 482 Pigeon Hill Rd

Service Steel Aerospace (SSA) – expansion of aerospace metals distribution center at 827 Marshall Phelps Rd

Windsor Police Headquarters – reuse of a portion of 100 Addison Road for a new police headquarters

ON-GOING BUSINESS ACTIVITIES

Max Pinnacle, Inc. – leased 4,000 SF flex space for procurement and supply company at 460 Hayden Station Road

85 Pierson Lane – lease of 8,750 SF industrial building

425 Hayden Station Road – lease of 5,200 SF flex industrial space

17 Windsor Avenue – sale of existing convenience store/gas station for \$1.7M

610 Pigeon Hill Road – sale of existing self-storage facility on 13 ac site

777 Day Hill Road – \$1.8 M purchase of 14.44 ac site by Mark Greenberg Real Estate