

WINDSOR DEVELOPMENT ACTIVITIES REPORT – 09/09/2022

PENDING PROJECTS

Emhart Glass – site plan submitted for solar array and battery storage facility to offset current electrical consumption of this glass container R&D facility at 123 Great Pond Dr

105 International Dr- site plan approved for 248,000 SF flex industrial building on 62 acre site

Great Pond Logistics – site plan submitted for 749,500 SF distribution center at 500 Groton Road. Groundbreaking ceremony held.

144-152 Broad Street – the State of Connecticut awarded a \$3.2M Communities Challenge Grant to support a phased redevelopment of the former Arthur’s Plaza in Windsor Center that will include 96 apartments and over 6,000 SF of commercial space

Bowfield Green – Center Design Development conceptual plan submitted for the redevelopment of 109-125 Poquonock Avenue to include 77 housing units and 6,991 SF of ground-floor commercial space

29 Windsor Avenue – site plan submitted for 12,500 SF of retail, 10,000 SF of daycare with outdoor play area, 6,000 SF convenience and gas and 5,250 SF car wash

Windsor Worx Business Incubator – the Town has allocated \$165,000 in American Rescue Plan Act funds to provide seed money for the establishment of a new cowork space and business support center at 208 Broad Street in Windsor Center

Data-Mail – site plan submitted for 10,000 SF expansion of printing operations 1010 Day Hill Rd

Home2 Suites – special use/site plan approved for 108-room extended-stay hotel at 895 Day Hill Road

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

775 Marshall Phelps Road – site plan approved for 231,000 SF spec industrial building on 28 ac site

605-615 Day Hill Road – reinvestment planned for 30,000 SF industrial building

35 Great Pond Drive – site plan submitted for 36,629 SF building for Verizon Data Center, this is the first phase of a multi-phase development project

15 Stone Road – site plan submitted for 218,400 SF warehouse distribution center

415-425 Day Hill Road – site plan submitted for 170,000 SF manufacturing/distribution facility to replace two vacant office buildings.

2195 Day Hill Road – New England Cell Therapeutics has acquired a 34.61 acre property for a future R&D and production facility.

Tax Increment Financing Policy – A TIF Policy was adopted by the Town Council. The Town is exploring the creation of a TIF District for Windsor Center.

PROJECTS UNDER CONSTRUCTION

Baker Hollow Logistics Center - construction of 166,400 SF spec flex industrial building at 105 Baker Hollow Road

Dudleytown Brewery/Square Peg Pizza – construction of craft brewery and restaurant at 1001 Day Hill Rd

Bradley Logistics Center – construction of two warehouse buildings totaling 487,200 SF located at 1190 Kennedy Road

110 Tradeport Dr – construction of 237,000 SF flex building in New England Tradeport, UPS has reserved 156,000 SF of the space

Amazon Fulfillment Center BDL4 – construction of a \$230 million multi-story, 3.6 M SF fulfillment center on 120 acres at 1215 Kennedy Rd

Day Hill Dome Soccer – construction of a 100,000 SF soccer training facility at 777 Day Hill Rd to include a full-sized indoor soccer field, three full-sized outdoor soccer fields, and mini pitch soccer area

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

RECENTLY COMPLETED PROJECTS

ARPA Small Business Grant Program – town allocated over \$520,000 in grants to 56 small businesses and nonprofits impact COVID19

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

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

Metro Roofing Supplies – Conversion of flex space into warehouse; addition of outdoor storage space at 60 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 all units complete.

Loomis Chaffee School – expansion of Neo Theater building

ON-GOING BUSINESS ACTIVITIES

123 Day Hill Road - Label maker, Specialty Printing, signed a 10-year lease for the 330,000 SF industrial building

20 International Drive – Banner Industries has leased 51,957 SF of warehouse and manufacturing space

770-790 Marshall Phelps Road – 62,080 SF building sold to Luzern Windsor LLC for \$5.4M

8 Griffin Rd. North – 67,242 SF sold to Windsor Medical Offices Investments LLC for \$7M