

WINDSOR DEVELOPMENT ACTIVITIES REPORT – 03/15/2021

PENDING PROJECTS

Metro Roofing Supplies- special use approved for outdoor storage in conjunction with location of new construction supply operation at 60 Baker Hollow Rd

Day Hill Dome Soccer – permits submitted 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

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

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 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

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

Loomis Chaffee School – expansion of Neo Theater building.

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

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

RECENTLY COMPLETED PROJECTS

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. (over 70% occupancy of completed units)

Husky Volleyball Club- relocation of youth volleyball operation from 44 Baker Hollow Rd to a vacant warehouse at 50 Great Pond Dr

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

Walgreens – leased 50,000 SF of warehouse space at 770 Marshall Phelps Rd

Patio Enclosures – leased 12,000 SF at 530 Hayden Station Rd

Battery Systems – leased 18,000 SF at 430 Hayden Station Rd

Metro Roofing Supplies - leased 50,000 SF at 60 Baker Hollow Rd

43 Court St – 2,200 SF office building sold for \$180,000

76-82 Poquonock Ave – 2,850 SF retail strip center sold