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Phase I of the 910,000 s/f mixed-use Milltown Commons development is underway

April 21, 2011 - Retail

Milltown Commons is a multi-phased mixed-use development currently underway in its Phase 1 dedication of a newly opened hospital with urgent care, primary physicians and sports therapy. The Master Plan represents 220,000 s/f of retail consisting of shops, restaurants, hotel, bank, drug store, congregate care associated with the hospital development and a major sports health center, an expansion of the current facilities. The village is complemented by 690,000 s/f of residential development varying from apartments, multifamily, single family and affordable housing inter-mixed with the retail in a true mixed-use community.

The site is located at the intersection of two major state highways on the rotary of Rtes. 2 and 184 and abuts state forest to the north for an extension of the recreational aspects and open space afforded by the large land area and cluster density design. The site preserves almost 90 acres of open natural space complementing a design with walking trails and pedestrian access from residential to retail components of the villages.

Milltown Commons, in a prime location, in a difficult economy, benefits from its ease of access to Foxwoods Casino, its 10,000 employees and some 25,000+ visitors each day. Its access within a mile of I-95 on a major corridor supports employers in the surrounding community affording ease of access to Southeastern Connecticut's and Rhode Island's beaches, shoreline and world class attractions such as Mystic Seaport and Mystic Aquarium.

The project has been largely self-financed to date with assistance from Dime Bank during land consolidation and more recently financing from The Washington Trust Company in the development of the hospital and sports center.

The recently opened North Stonington Health Center has quickly moved to fill a void in the area offering primary care physicians, urgent care and a full sports therapy and training facility which was full to capacity within 60 days establishing support to the marketing premise for a 45,000 s/f sports and health center operating in conjunction with a major hospital, orthopedic and physiology team.

Milltown Commons' team is led by three partners, Alan Pesch, Robert Hayward and Bannerstone LLC. The team utilized New England Design based on a historical relationship. BL Companies completed the engineering study to a Master Plan level and attorney Mark Branse represented the team to the Town of North Stonington. Engineering and surveying was done by Hayward-Holbrook Engineers and Surveyors. David Consigli of The Consigli Companies, Inc. is leading the current market development. The project has been a five year development working closely with the Town of North Stonington and its various boards and commissions including planning and zoning, a series of resident planners and well supported by the Economic Development Commission throughout all the hearings as well as Nicholas Mullane, first selectman. The objective of the partners has been to

make the development of Milltown Commons an interactive experience which while consuming a multi-year period to gain all the requisite approvals, has achieved a level of acceptance by the community greater than that typically achieved in developments of this size entering the fabric of life in a local community.

The current status is the program is approved through the adoption of a mixed-use floating zone in the Planning & Zoning Regulations for the specific 188-acre site. An initial presentation of a Master Plan was completed last year. The presentation was at a Master Plan level, with engineering for traffic, water, sewer, soils and storm water. The partners, at the present time, are refining the Master Plan for input in the next several months and are interested in incorporating specific requirements of retail and residential developers at this time.

The message is clear. For developers and retailers interested in a facility in a growth area of Connecticut with 10,000 jobs five minutes away, 100,000 in 15 miles, and 30,000 passing cars per day, we are more than pleased to discuss the opportunities or we will see you in Las Vegas in May.

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