



newtown

Newtown promotes "The Medical Mile" in the Hawleyville Business District

April 16, 2015 - Connecticut

Newtown is located in the northern corner of Connecticut's Fairfield County where the town successfully combines the rural charm of New England with the sophistication and amenities of metropolitan suburbs. With 60 square miles of sprawling hills, rivers, parks, exceptional schools and a supportive community make Newtown the ideal place to raise a family and run a successful business. Centrally located between the metropolitan regions of Boston and New York City, along major thoroughfares of I-84, U.S. Routes 25, 6 and 34 make Newtown a prime location for running a business and calling it "home."

Newtown is open for business, led by first selectwoman, Patricia Llodra and supportive municipal departments who are business focused. The Town continues to offer competitive business tax incentives and a fast track permitting process for business development.

The Hawleyville Business District, located directly off exit 9 of I-84, is the prime location for development opportunity as Newtown welcomes the installation of a sewer extension this spring. Over 200 acres of undeveloped land and underdeveloped commercial and industrial zoned real estate will be served by the sewer extension. The contract for the Hawleyville sewer extension has been awarded to Fuss & O'Neill engineering firm with construction to begin this spring. The Newtown Economic Development Commission members see the expanded infrastructure as an opportunity to create new jobs and generate business growth in Newtown. Hawleyville has seen recent development including a 26,000 s/f medical building along Mt. Pleasant Rd./U.S. Rte. 6 with an additional 30,000 s/f medical building planned for construction beginning this month. Joining existing medical professionals in the area, the new medical buildings will be the home of DaVita Dialysis and other professional medical services opening in 2015. Newtown is actively attracting medical services to the area, coining the Hawleyville Business District, "The Medical Mile." This growing cluster of medical services will help support the expanding neighborhoods within the area. The Newtown Woods, currently under construction, and The Liberty at Newtown are both age-restricted communities totaling approximately 300 units within the Maplewood's assisted living complex contribute to the active residential market within Newtown and the Hawleyville District.

New housing development and business openings have been steady over the past few years in the I-84 exit 9 corridor. Business owners have formed a group to help market their services to residents and visitors within in the Newtown and surrounding area communities. The Stony Hill Four Corners Business Association meets monthly to coordinate and plan events and work together, helping member businesses prosper.

Newtown's business friendly Fast Track permitting process and the Business Incentive Program have been successful in attracting new projects to our community. The Shoppes at Lexington Village is a redevelopment project which will bring 54,000 s/f of new retail, restaurant and office

space to Newtown's central business district in the Borough of Newtown. This redevelopment project consists of 4 separate buildings, connected with parking and sidewalks, creating a village atmosphere. The Planning department staff worked closely with the developer to gain all local approvals, utilizing the Fast track permitting process. The Economic Development Commission supported with the tax incentives which will help offset the increased taxes. The developer can now pass through the savings to his tenants and secure attractive leasing packages. Newtown's central business district within the Borough has been a desirable and successful location as professional services are expanding and existing buildings renovated with enhancements.

Newtown received a \$750,000 CTDOT grant to help continue the on-going sidewalk plan, connecting neighborhoods and business districts. The construction of a large section of sidewalk from the Borough residential neighborhoods and business district along South Main St./U.S. Rte. 25 wrapping along Wasserman Way to the Reed Intermediate School and Fairfield Hill Campus. Newtown has a goal to expand their pedestrian walkways to help connect neighborhoods to business districts providing safe walkways for residents, patrons and employees within the area.

Sandy Hook Village continues to build on their development, branding and economic recovery. Sandy Hook Organization for Prosperity (SHOP), a private business association that supports the commercial area of the village has received a \$10,000 Preservation Place Grant from Connecticut Main Street Center for the creation of Sandy Hook Village Signage and Way finding Design Plan.

This effort will help design signage needed to direct the public to Sandy Hook Village and notify travelers of parking, restaurants, arts, shopping, etc. Currently, there is lack of directional signage indicating the location of Sandy Hook Village and the amenities available for passersby in the exit 10 and 11 areas of I-84. This grant will create the plan needed to increase awareness and drive traffic supporting the local merchants.

Spring finds Newtown on the move. We welcome you to learn more about our development and business opportunities by visiting our website www.newtown.org.

Betsy Paynter is economic development coordinator for the town of Newtown, Conn.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540