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Rocky Hill plans for continued growth through the ebb and flow of our economy

July 15, 2009 - Connecticut

Rocky Hill. Location, Location, Location. Rocky Hill sits only eight miles south of the City of Hartford and the new Convention Center. Trinity College, St. Joseph's College, UCONN Law School, the University of Hartford, Rensselaer College, and Central Connecticut State University are all within a 20 minute commute. Cultural and entertainment venues such as the PGA Traveler's Open, the Bushnell Theater, the Wadsworth Athenaeum, (the oldest, museum in the country), The Hartford Stage Company, the Hartford Opera, the Hartford Ballet, and the Mark Twain House are literally minutes away.

Rocky Hill is a fantastic location for families and business. Most of our success can be attributed to three basic factors: our central location both in Connecticut and the Northeast region; our direct access to Exits 23 and 24 off I-91 and; our business friendly and business responsive governmental organization. Through prudent management, our administration has been able to retain a low tax rate (22.9 mills for 2009-10) attractive to business and focus our commitment on retaining and attracting business, while maintaining our exemplary education system.

As a result, Rocky Hill has experienced consistent growth in our non-residential grand list, averaging almost 2½% per year since 2003. A recent Tapestry Segment demographic study indicated that more than a third of Rocky Hill's population is classified in the "In Style" segment with an additional 13% classified in the "Exurbanite" segment; indicators of a ripe retail market potential.

During the past year, the Rocky Hill business community has prospered and plans have emerged for continued growth through the ebb and flow of our economy. Burris Refrigerated Logistics has completed phase I, a 256,000 s/f refrigerated warehouse and northeast distribution facility located on Brook St. and now employs over 200. The CT Lottery recently moved into its newly renovated 96,000 s/f office and warehouse facility on Brook St. and now employs 100. On the horizon, we anticipate the construction of two 75,415 s/f, Class A office buildings by Farley White, located in Corporate Ridge Business Park, the redevelopment of the former Ames headquarters property located in the center of town, the development of over 60 town-owned acres of business zoned property located along the Connecticut River, the acquisition and redevelopment into a town park, of the CT Foundry, a brownfield site located along the Connecticut River and the construction of the Hartford Regional Police Training Facility.

Some recent, and soon to be, additions to the business community include: Z- Coil Foot Wear, Fitness Together, Richardson Kickboxing, Burris Refrigerated Logistics, CT Lottery, Pita Marketing, Terracon Engineering, Aldi, SurgiCare, Qualidigm, John Casablanca Modeling, 7 D Wholesale Lumber, Cellco (Verizon-MCI), Cannon Business Systems, American Cancer Society, and ADI.

In an effort to strive for continuous improvement, the town has funded, with state grant money, design of phase I of the Silas Deane Highway Streetscape project and the Silas Deane Highway

Façade Improvement Grant Program for all Silas Deane Hwy. businesses. Phase I of the streetscape will go out to bid this fall for construction. The Silas Deane Façade Program has resulted in the renovation of nine properties with three properties pending renovation. We anticipate funding many more façade projects in the coming year.

As you can see, Rocky Hill is a community that has a plan for the future of business. Business and industry desiring a central New England location with access from two highway exits and a major national business focus, should consider Rocky Hill for their home.

Ray Carpentino is the economic development director for the Town of Rocky Hill.

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