

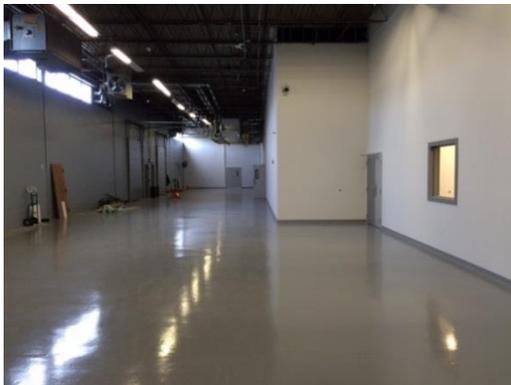
2016 End of Year Economic Development Update

Manchester Department of Planning and Economic Development

While Connecticut has been especially slow to recover from the Great Recession, Manchester continues to attract development activity as the commercial hub of the eastern Greater Hartford region. 2016 was a busy year in terms of project approvals, development activity and related permits. The graphic on page 5 of this report illustrates a steady increase in the total value of permitted construction since FY13. While Manchester has very little developable commercial land remaining, we have seen continued interest in redevelopment of underutilized properties and repurposing of existing spaces. In recent months, there has been a notable uptick in both activity and interest in the Manchester Business Park (Progress Drive Area), including production activities related to the aerospace and medical industries, and in the commercial district on Tolland Turnpike. Many vacant spaces in Buckland Hills, Downtown and other commercial areas have been occupied as property owners and developers have worked to fill vacancies profitably. The development community, business leaders and entrepreneurs continue to see Manchester as an attractive place to be. Current projects include:

HydroFera Production Facility- 340 Progress Drive

Manufacturer of medical sponges moving from another community into a larger facility on Progress Drive. The Manchester operation will house 50 employees, some of which will move from the existing facility and some of which will be new positions. Production testing has begun. Hydrofera will occupy the entire building and has invested over \$1 million in the new space.



East Point Cancer Center- 376 Tolland Turnpike

30,000 sf cancer treatment center associated with Hartford Hospital. Facility will house 40-50 employees, including five doctors, and serve approximately 30 patients per day.



Homewood Suites- 109 Pavilions Drive

New 88,000 sf Hotel on the Shoppes at Buckland Hills Ring Road. When complete will add an additional 105 rooms to the 400 rooms currently operating in Buckland Hills.



Bob's Discount Furniture Corporate Headquarters- 434 Tolland Turnpike

New, 103,500 sf corporate office headquarters. Facility will house a minimum of 125 new jobs in addition to the jobs presently in Manchester. Current headquarters, which company has outgrown, will become part of the adjacent flagship store.



ACMT Inc. (Formerly AdChem) Expansion- 321 Progress Drive

Local Aerospace component manufacturer on Progress Drive expanding operations. Rehabilitating entire nearby building including power and lighting, and adding an additional 25 jobs to its workforce.



Residential Projects:

Broadleaf Phase II- 317 New State Road

135 one and two bedroom, market-rate multifamily development. Second Phase of a two-phase project. Phase I included 224 market-rate apartments.



Red Rock- 727 Tolland Turnpike

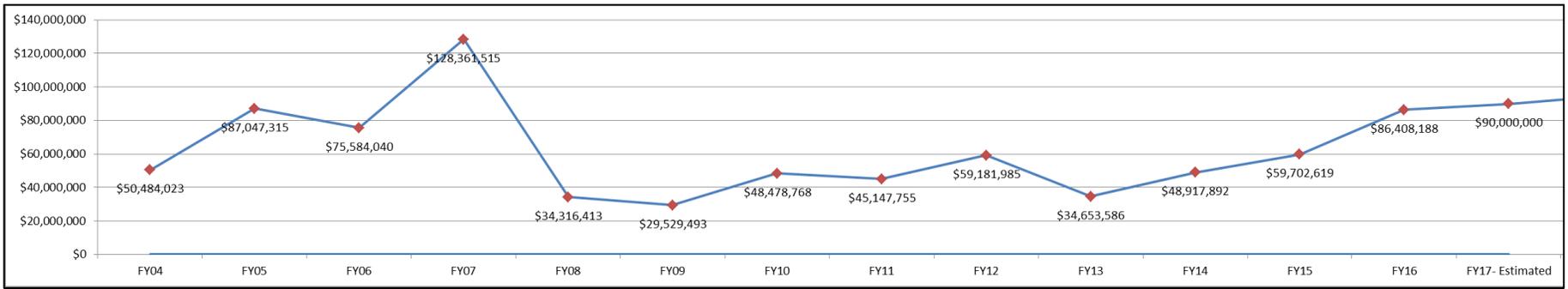
36 unit townhouse (homeownership) market-rate development.



Construction Value

Because building permit fees are based in part on total estimated construction value, the Building Department is able to track construction value of all Manchester projects over time. Since FY13, the Town has seen a steady increase in the total value of permitted construction, from just under \$35 million in FY13 to over \$86 million in FY16. The department estimates a value of approximately \$90 million for FY17.

Total Construction Value Over Time



Source: Manchester Building Department

Permitted and in the wings:

- **SuperWalmart- 205 Spencer Street.** 158,430 sf retail building on site of former K-Mart.
- **CVS – Corner of Main and Charter Oak Streets.** Project will replace the Carter Chevrolet building with a new 14,700 sf pharmacy and associated landscaping and parking.
- **Farmington Bank- 299 Middle Turnpike.** 2,100 sf bank to replace vacant dry cleaning building.
- **Calamar Elderly Housing- 140 Spencer Street.** 128 Unit, market-rate elderly housing development.

Beyond these permitted projects, both the Planning and Building Departments have had conversations at various levels with property owners, developers and businesses interested in coming to, or expanding in Manchester in the near future. Recent sales of commercial properties, including the Plaza at Burr Corners for \$22 Million, indicate continued commercial market strength. We are optimistic that many of these conversations and private transactions will translate into permitting and construction activity in 2017 and we remain committed to assisting the development community with the process.

Recent business openings:

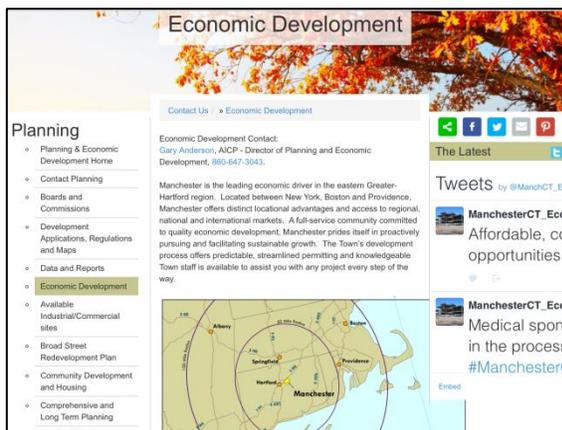
- Silk City Coffee
- CHR Center for Health and Wellness
- ConnectiCare
- Smashburger
- Five Guys
- Dharani Restaurant
- Ollie's Outlet
- McDonalds (Spencer Street)
- Sports Clips
- Track23
- Hickory Farms
- Edge Fitness
- Town Fair Tire

Spreading the Word

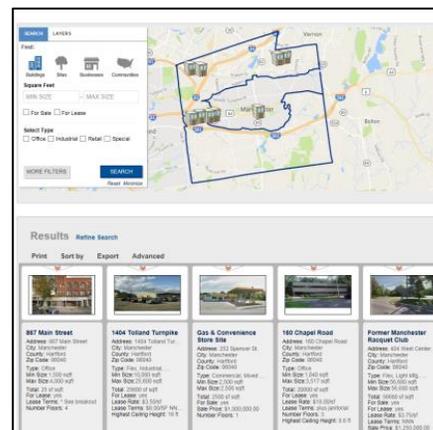
The Planning Department has recently revamped the Town's Economic Development website, making it more user-friendly for residents, existing and potential business owners and the development community. The site includes a description of Manchester and our commercial districts, information on the Town's streamlined permitting process, a searchable database of available commercial and industrial properties and a newsfeed with the latest news and information about local establishments and current development activity. The website can be accessed through the Town's Planning Department page or at:

<http://planning1.townofmanchester.org/index.cfm/economic-development/>

The public can also follow the Town's Economic Development Twitter feed @ManchesterCT_EconDev. The feed includes regular updates, news and links related to Manchester businesses and economic development activity. For those residents not familiar with Twitter, the same information is also available on the Economic Development page.



Economic Development Website/Twitter Feed



Searchable property database