



Rentschler Field Redevelopment

EAST HARTFORD TOWN COUNCIL

February 8, 2022

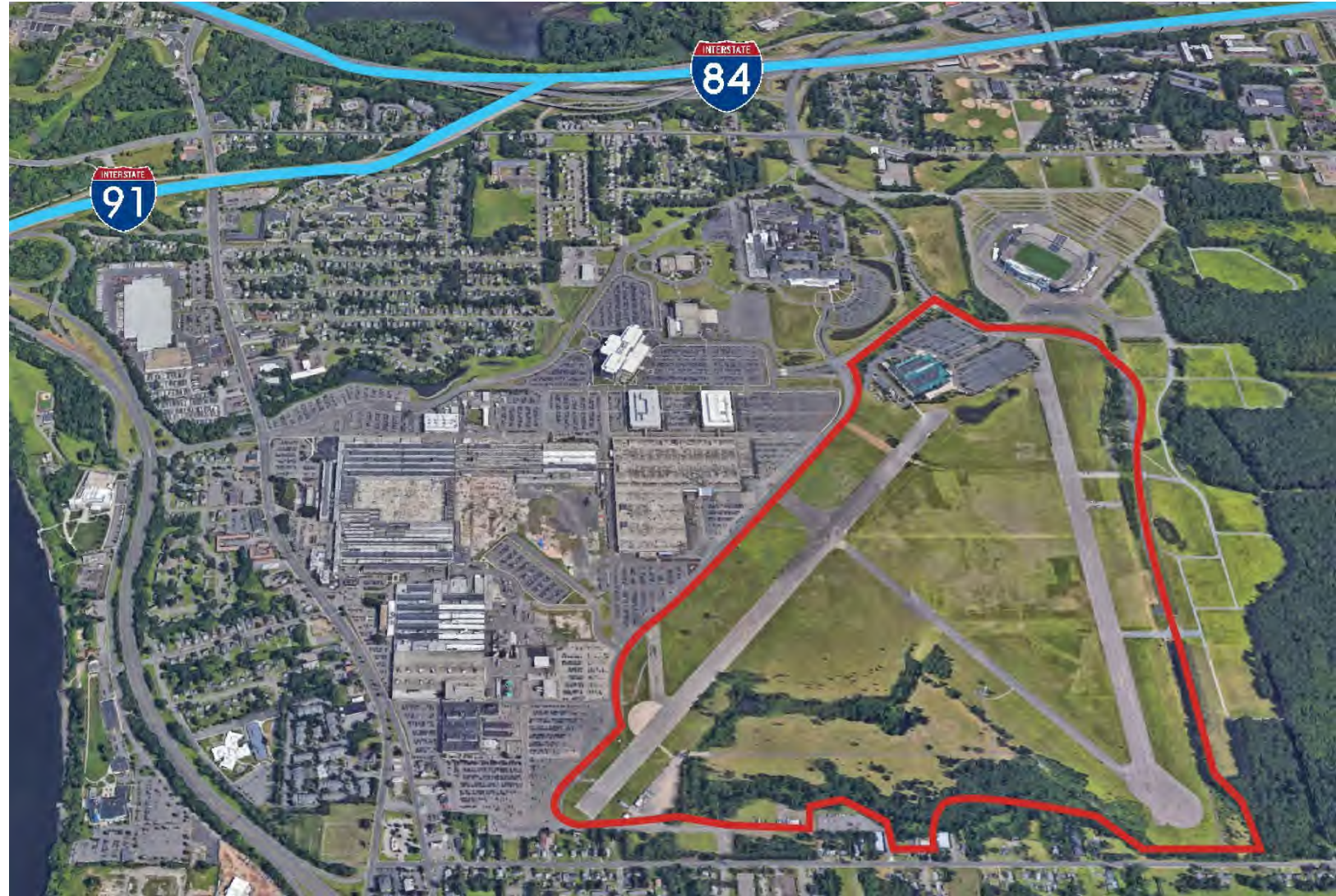
National Development

- New England Focus
- Develop All Product Types
- Vertically Integrated
- Long-Term Orientation



Site Planning 101

- Long-Standing Relationship with Raytheon
- Highest & Best Use
 - Residential
 - Retail
 - Commercial
 - Office
 - Lab
 - Logistics
- Site Characteristics/Strengths
 - Access to Regional Highway
 - Workforce



Site Planning 101

- Building an Ecosystem
- Gateway
 - First-class, Mixed-Use Front Door
 - Cabelas/Destination Retail
 - R&D/Medical/Biotech/Specialty Manufacturing
- Logistics Center
 - Influencers
 - Vibrancy
 - Credibility – Developer & Town



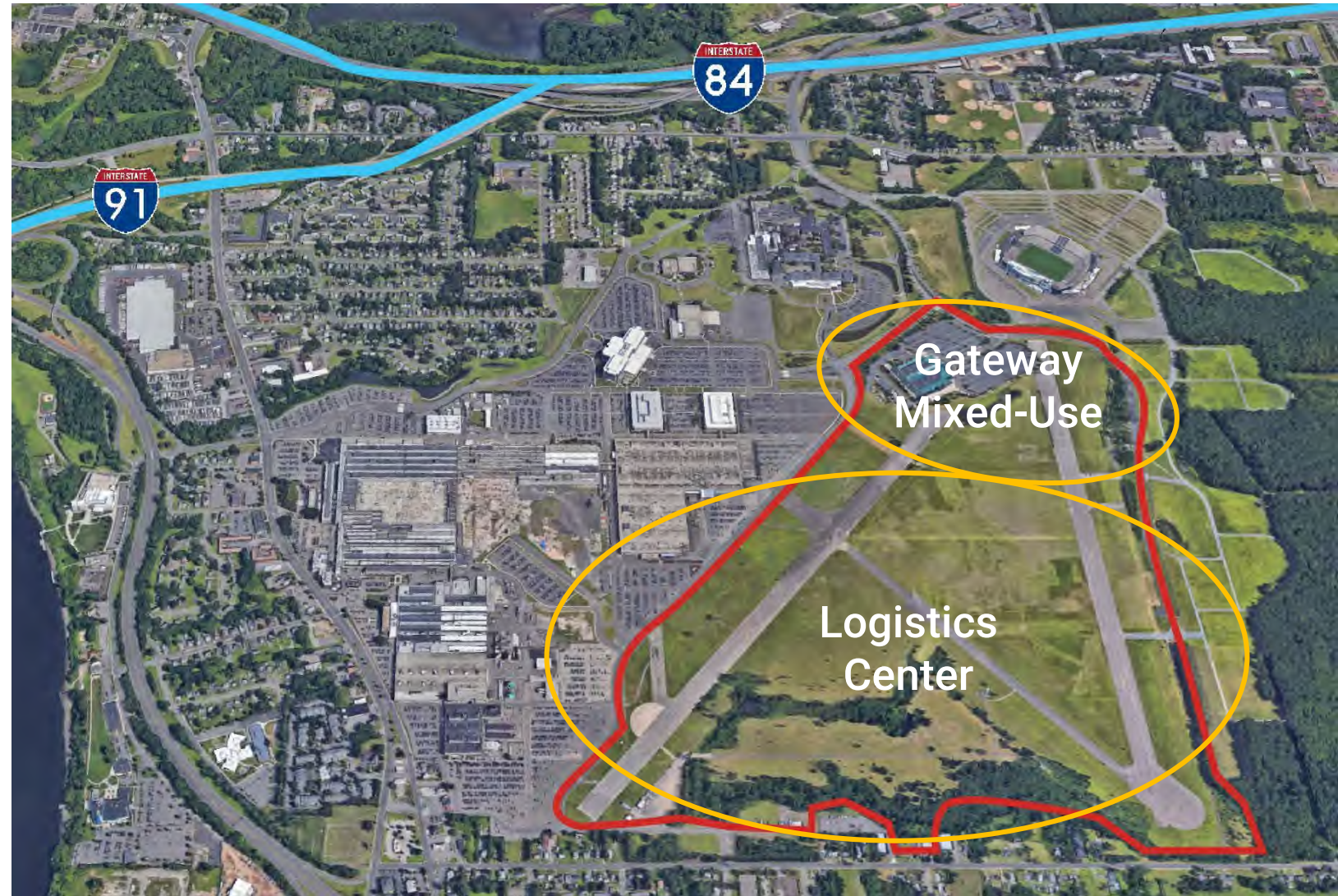
Gateway Mixed-Use





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Open Space/ Landscaping

Buildings cover ONLY
20% of lot area



Site Lines

Exceptionally well buffered from homes and businesses

Photo Simulation from Brewer Street



Image 1



As-Is Today



With Vegetated Berm

Image 2



As-Is Today



With Vegetated Berm

Site Plan Access

Exclusive Access – All Vehicles

- East Hartford Boulevard
- NO ACCESS FROM BREWER STREET
- NO ACCESS FROM MAIN STREET

Emergency Access

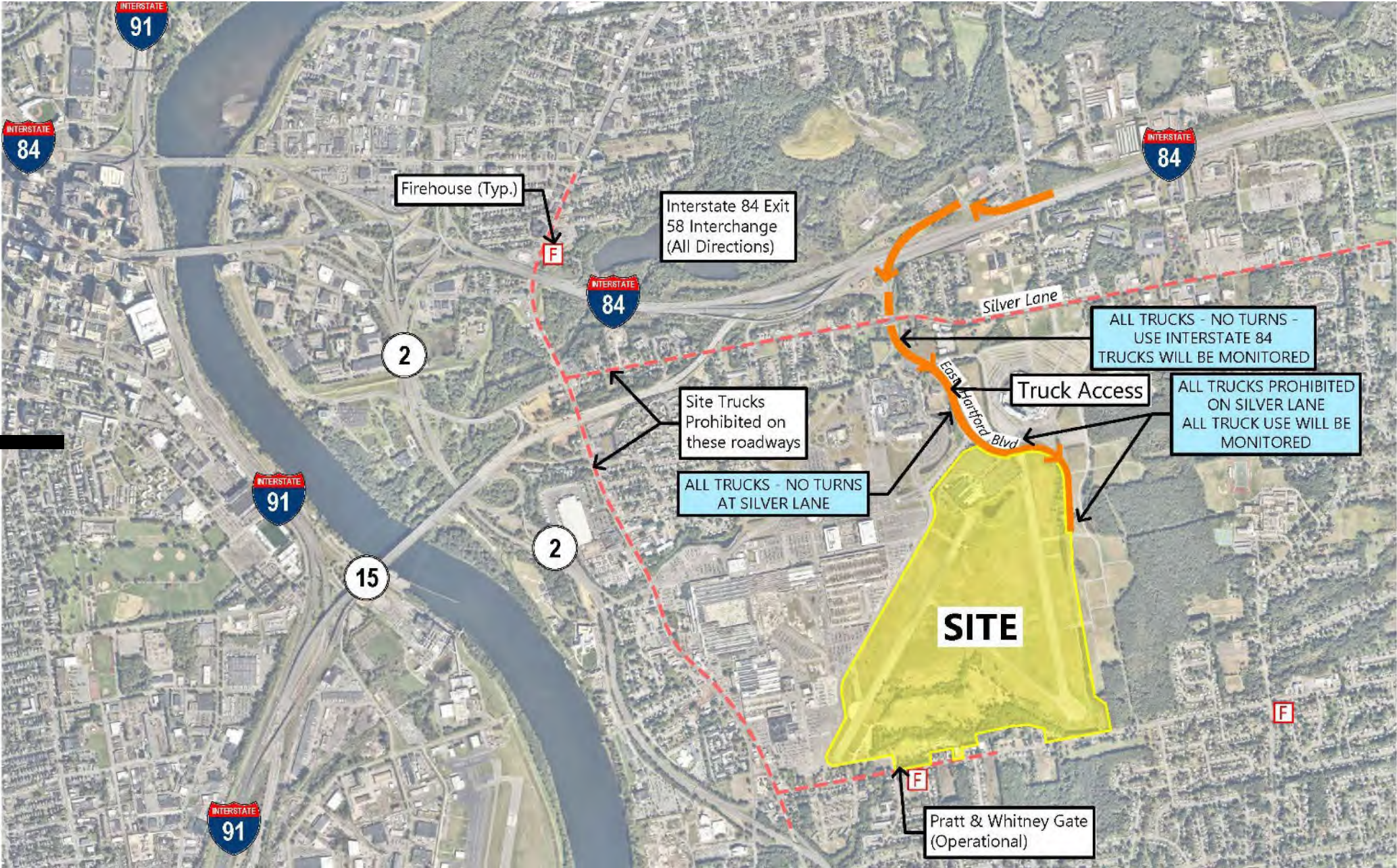
- Brewer Street
- Existing P&W/Raytheon Gates



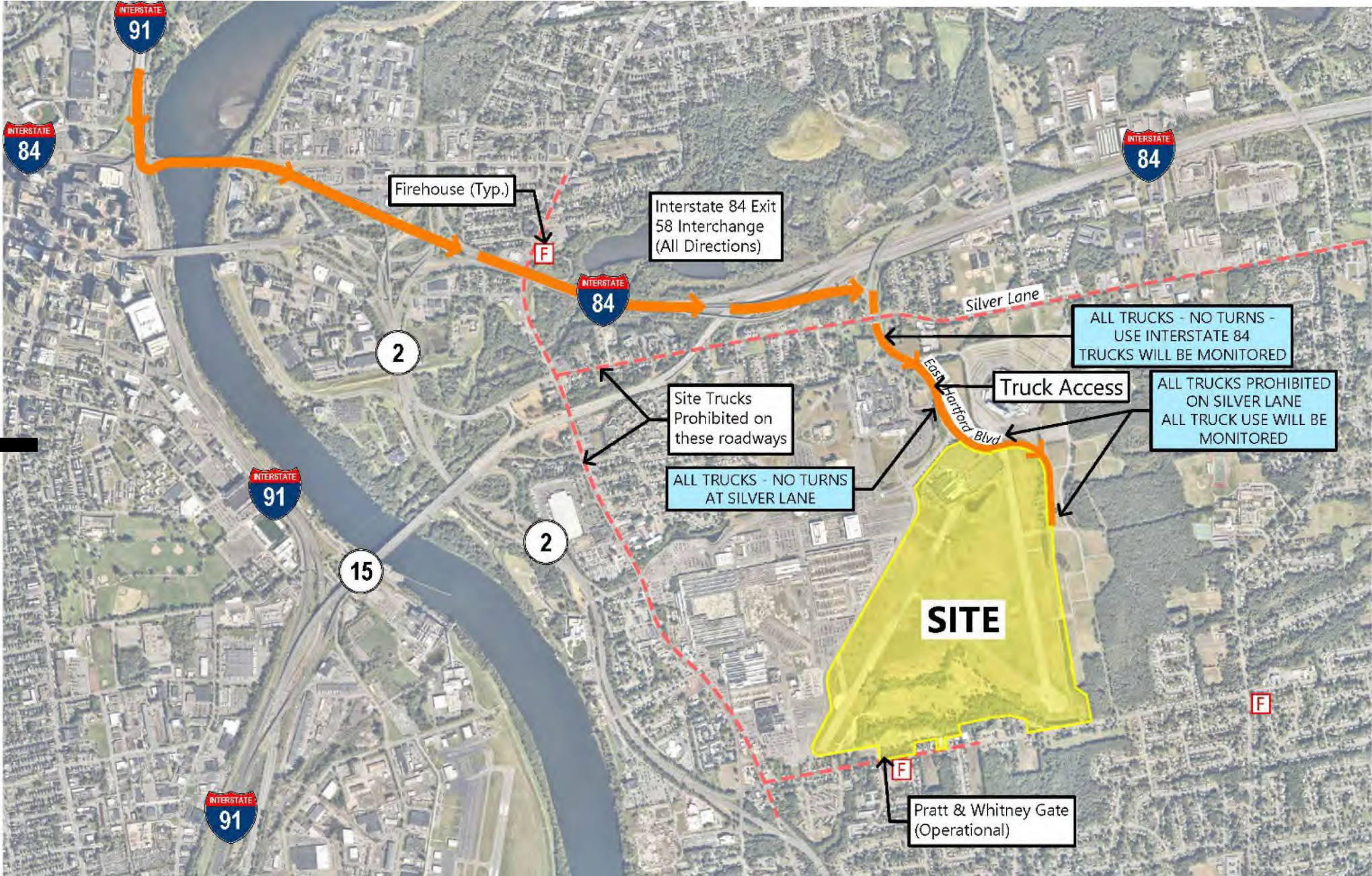


Emergency
Access
Points

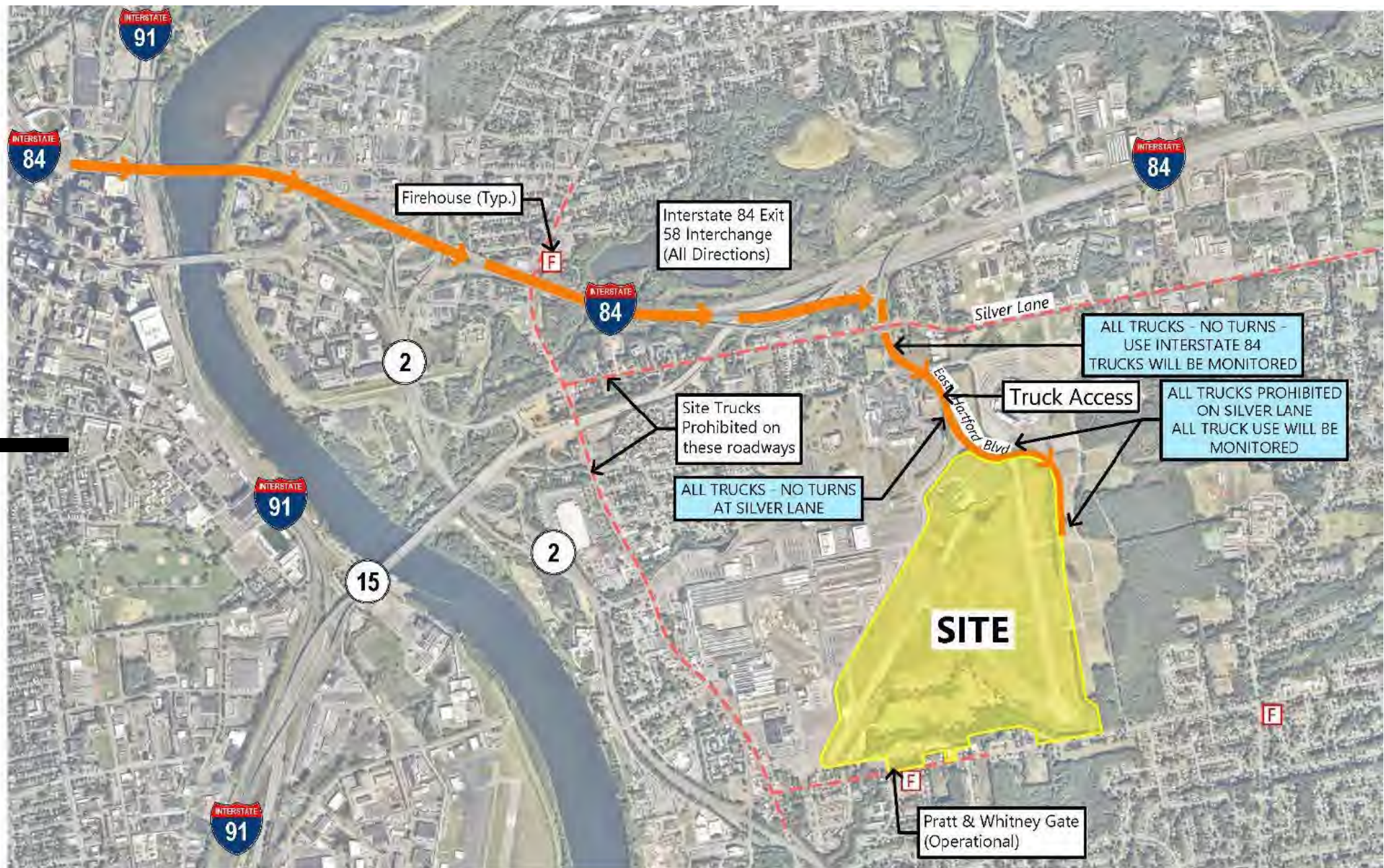
East Truck
Access Route
Plan - Inbound



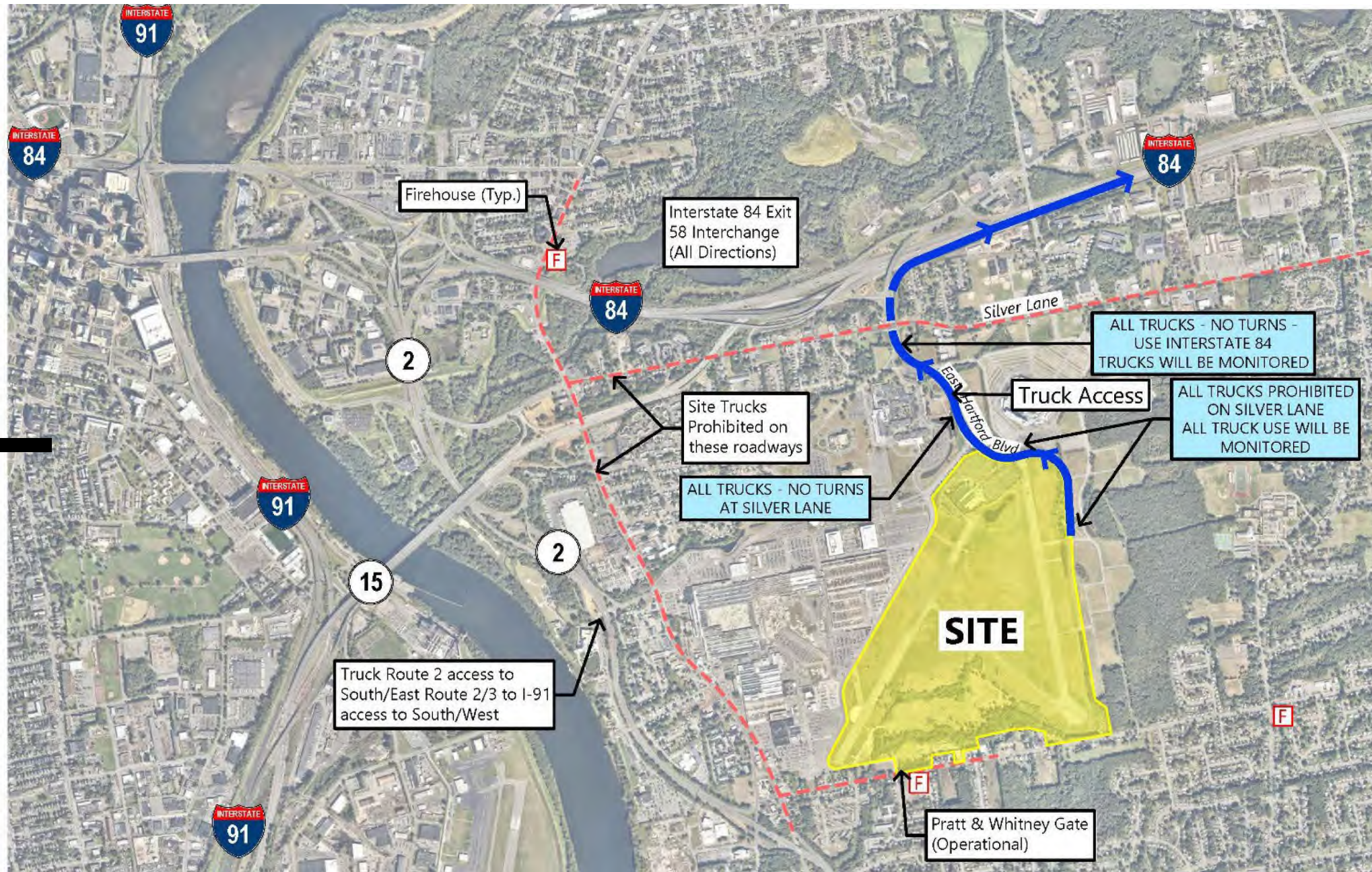
North Truck
Access Route
Plan - Inbound



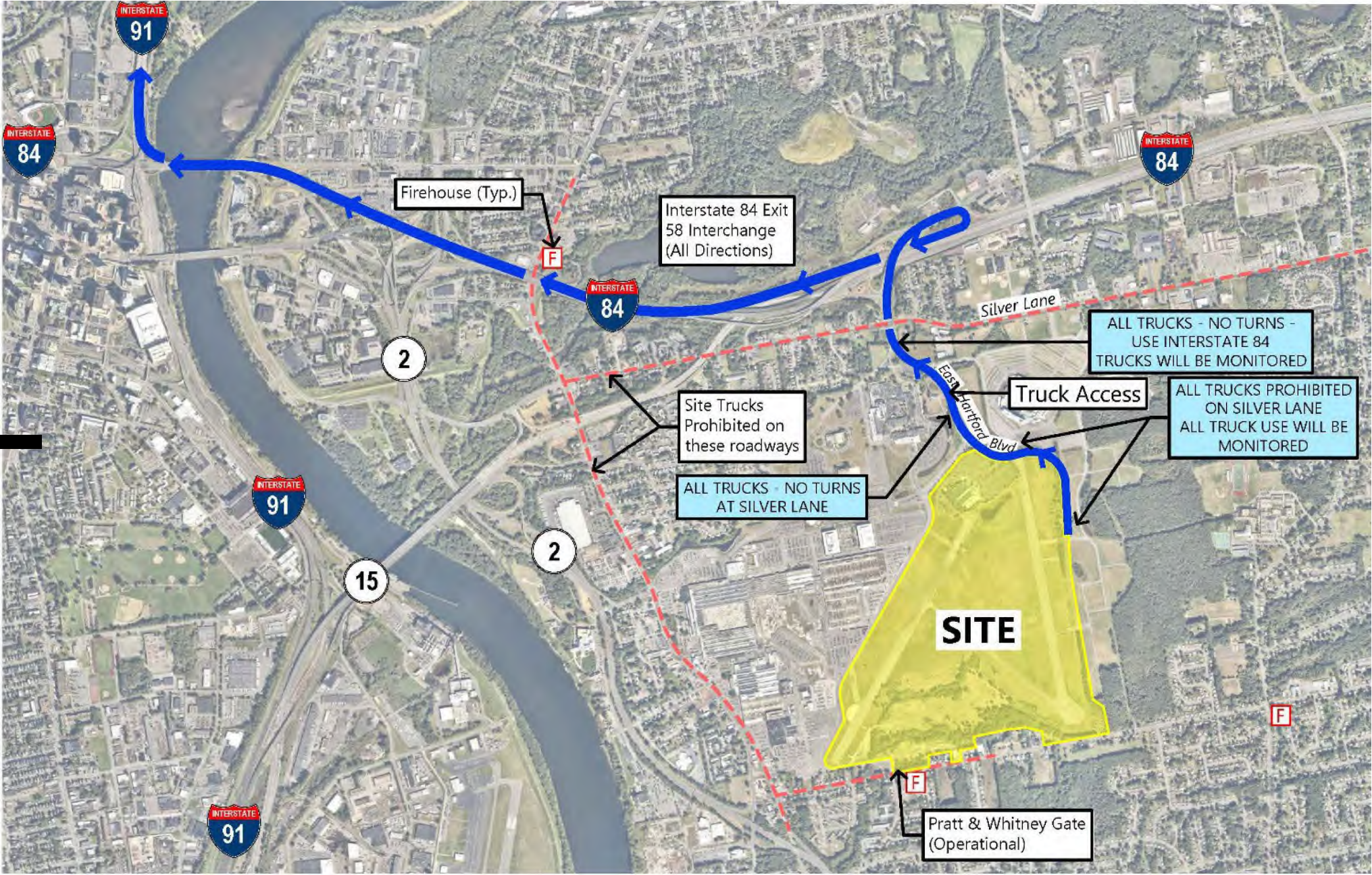
West Truck Access Route Plan - Inbound



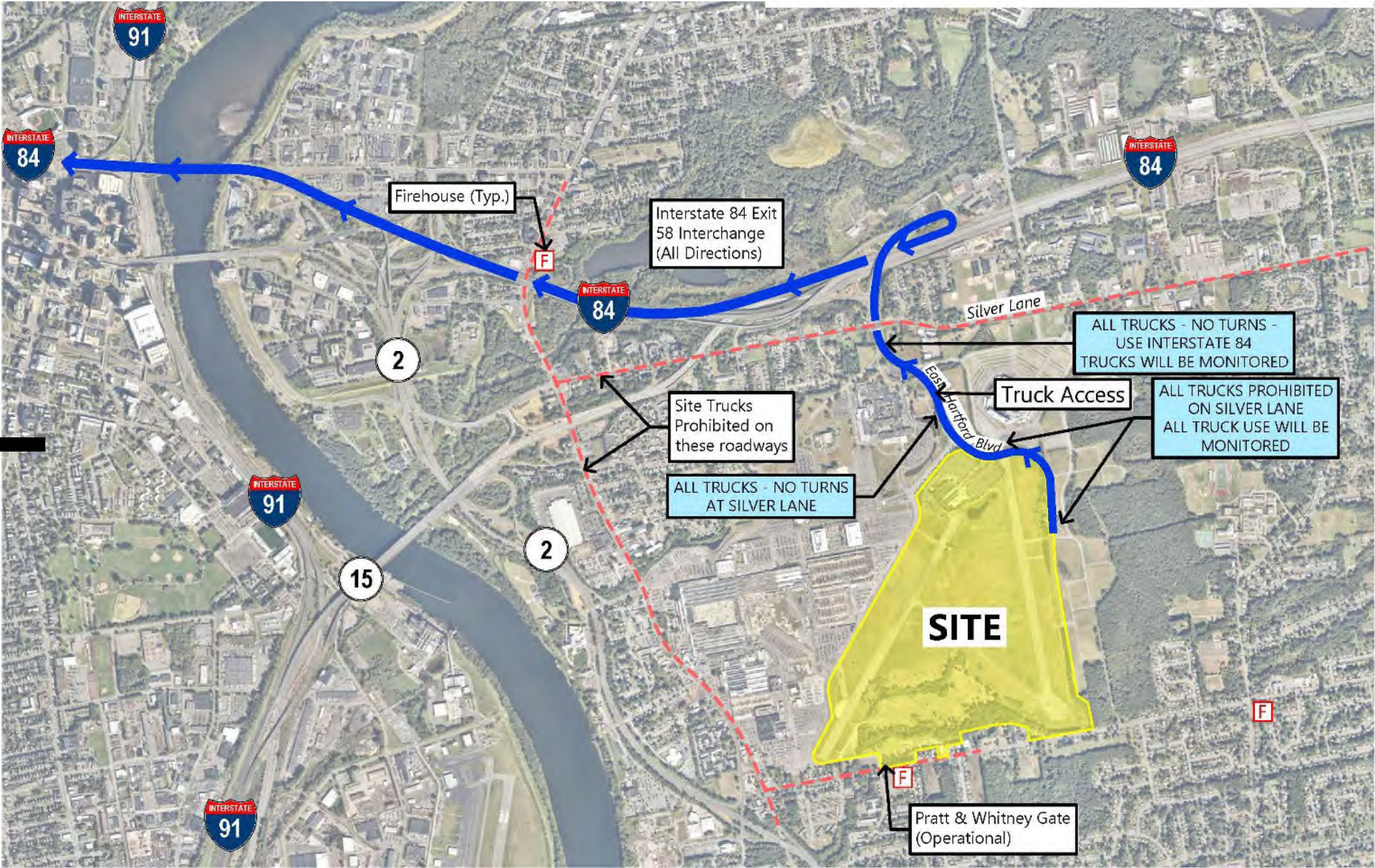
East Truck Access Route Plan - Outbound



North Truck
Access Route
Plan - Outbound



West Truck
Access Route
Plan - Outbound



Off Site Management - Signing

East Hartford Boulevard Signing

Along Roadside Between Silver Lane and Building Access

Brewer Street at Main Street

Installed for Viewing by Truck Drivers

Signs:

ALL TRUCKS PROHIBITED ON SILVER LANE

ALL TRUCKS NO TURNS AT SILVER LANE

NO TRUCK ACCESS



On Site Management - Signing

Site Signing:

At Each Building Site Access Points (Trucks)

Installed for Viewing by Truck Drivers

CTDOT Approved Standard Signing

Signs:

ALL TRUCKS PROHIBITED ON SILVER LANE

ALL TRUCKS WILL BE MONITORED AT EXIT

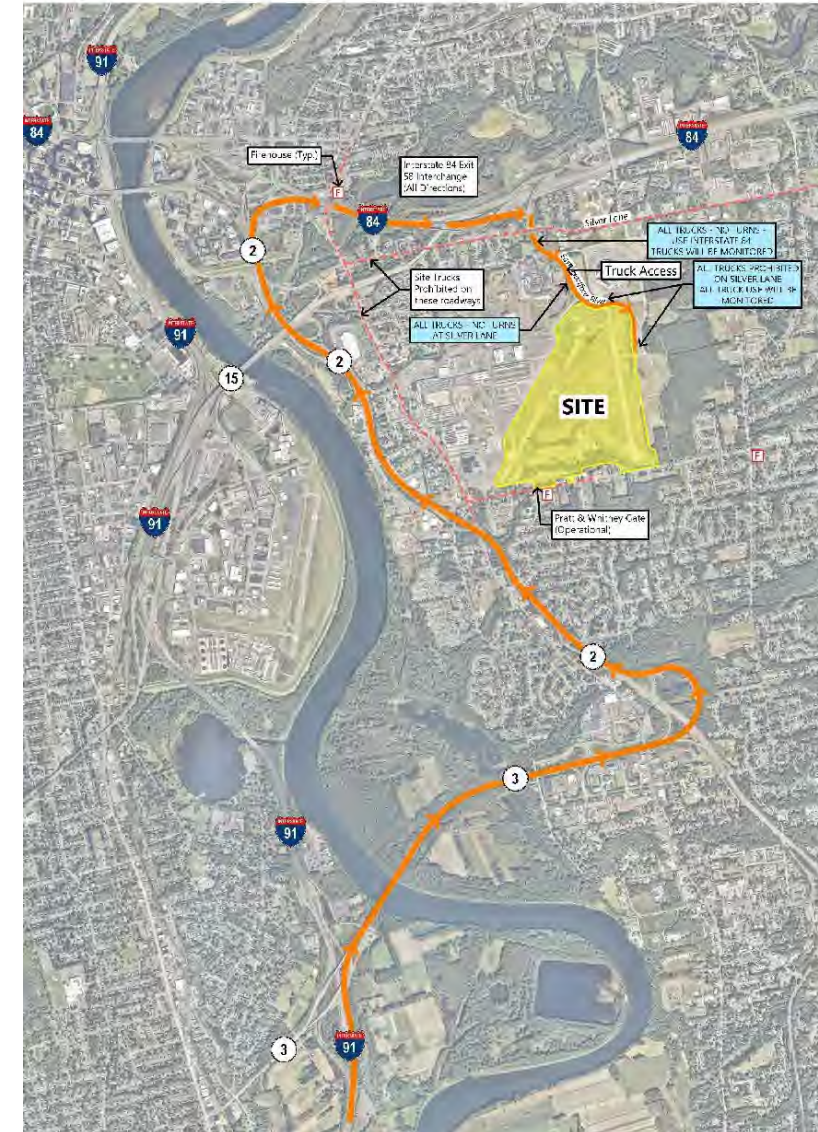
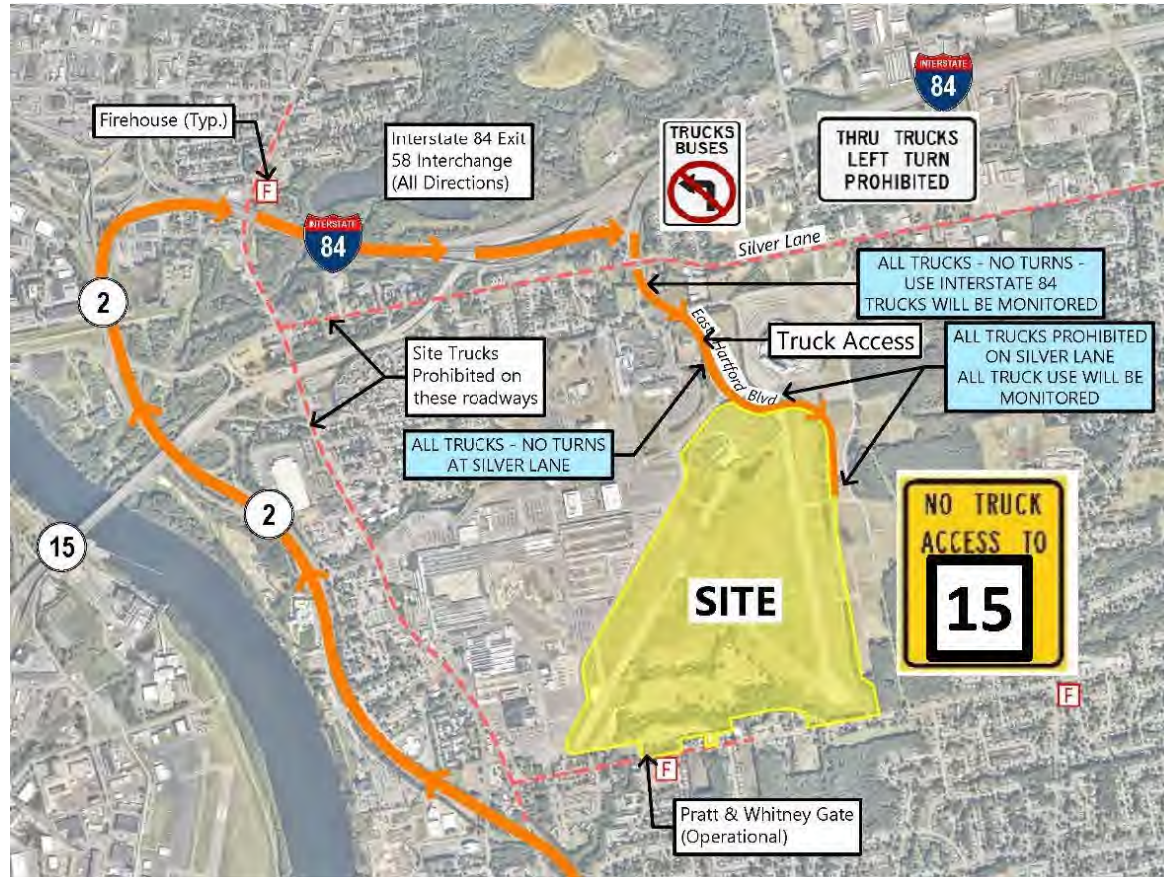
Outbound Truck Routing

Points South



Inbound Truck Routing

Points South



Tenant Truck Management Measures

- Two Major Tenants – Simplifies Communication
- Truck Management Enforcement
 - Tenant Leases
- Tenant Site Operations Team
 - Specific Routing
 - Route Restrictions
 - Truck Route Requirements - All Freight Agreements
- Tenant Designated Operations/Site Lead
 - Point of Contact
 - Landlord
 - Town
- Monitoring of Tenant Trucks on Silver Lane
 - Develop with Town

Summary

Access Restrictions

- East Hartford Boulevard – ALL TRAFFIC
- Roberts Street – ALL TRAFFIC
- Interstate 84 – ALL TRAFFIC
- NO TRUCKS ON SILVER LANE

Tenant Truck Management Measures

Post Opening Truck Monitoring

PROJECT BENEFITS

Job Creation:

- 300-400 construction jobs per building
- Approximately 2,000 permanent positions with flexible schedules

New Tax Revenue:

- Approximately \$4,000,000+ of annual tax revenue to the Town upon stabilization

Economic Catalyst:

- New Development creates new demand
- Redevelopment of underutilized properties

An aerial photograph of a city, likely Goodwin University, with a river on the left and a large stadium in the center. The image is overlaid with a blue semi-transparent filter.

NEXT STEPS

- Modify the DDD Zoning to allow additional uses
 - Keeps underlying zoning in place
- Continue listening tour to understand community sensitivities
 - A public meeting will be held at 6:00 pm Wednesday February 16th at Goodwin University's conference facility
- Master Plan filings in Mid-March
- Long-term Focus and Goals

Google Earth

An aerial photograph of an airport, likely Denver International Airport, with a red outline highlighting a specific area. The word "QUESTIONS" is overlaid in large white capital letters.

QUESTIONS

I-84 WESTBOUND ON RAMP TO ROUTE 2 OFF RAMP

- 1.6 Miles Between I-84 On Ramp to Route 2 Off Ramp

