

COMMUNITY DEVELOPMENTS

The Newton and North Newton communities have seen exciting growth over the past several years. Following are highlights of recent developments and positive community indicators:

SOUTH NEWTON

- **Sand Creek Station**, a new 18 hole golf course and residential community in south Newton, opened for business in July of 2006. The new development features lots for 565 homes at an average price starting at \$140,000. Capital investment for the project was over \$6M. Sand Creek Station Golf Course was recognized as one of America's Best New Courses in 2007 by *Golf Digest in 2007*, voted by *GOLF Magazine* as a "Top 10 New Courses You Can Play" for 2006 and they were voted the second best course you can play in the state of Kansas by *Golf Week Magazine*.



Sand Creek Station

- **Newton Medical Center** has seen major growth over the past six years:
 - The hospital completed construction on a new 75,000 square foot ambulatory surgery center in 2008. This \$12 million project houses the surgery center, expanded space for outpatient rehabilitation services and future expansion for new physician offices.
 - Newton Medical Center partnered with Anesthesia Billing, Inc. in construction a new 26,500 square foot office structure which will also feature an Immediate Care facility. The project called Medical Park is located on four-acres of the NMC campus and was completed in 2007.
 - A new 38,700 square foot medical office complex was constructed in 2005 to house individual doctors and women's services for the hospital.
- The hospital added 16 new patient rooms to the surgical and medical wings of the facility.
- A new 11,000 square foot addition on the north end of the hospital was completed to enlarge the inpatient rehabilitation unit.
- In the past three years the amount of services provided by Newton Medical Center has increased by more than 50%. It is estimated that over 10,000 people visit the facility from outside the City of Newton each year.
- When you look at the impact of all of NMC's projects together, they represent **100 new jobs**, over **\$20M in new capital investment** and the construction of **144,000 new square feet** of space.
- South Newton currently has **872 available residential lots** ready to be developed. This area also has another **625 potential residential lots** platted for development.
- Wal-Mart on South Kansas Ave. expanded to a **Wal-Mart Super-Center** now featuring more than 186,000 sq. ft. of retail space and employs 400. The expanded version of the store includes a full line of groceries.



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- The **Windward Park Shopping Center**, south of the Wal-Mart Super-Center, features several new retail stores. The development includes CATO's, The Game Stop, Dollar Tree, Check & Go, Cox Communications and Arby's restaurant.
- **Orscheln Farm & Home LLC** completed their new 26,500 square foot facility located east of the Windward Park Shopping Center. This new investment will create 15 new jobs.
- The northwest corner of Kansas Avenue and SE 24th Street has seen rapid growth over the past several years:
 - A new attractive plaza was constructed in 2006 called the **Genova Plaza**. The 9,400 square foot development houses **Fitness Anytime, Great Wall, Pro-Nails and Apria Healthcare**.
 - The **Citizens State Bank** constructed a new 3,000 square foot full service branch.
 - **American General Finance** relocated their office to a new development which is also home to Mid-America Youth Basketball (MAYB) and Advanced Physical Therapy.
 - The **Hutchinson Credit Union** constructed a new full service facility.
 - **Tippin Dental Group** opened a new 5,000 square foot dental clinic.
- The area of Kansas Avenue and SE 36th Street continues to see strong development in this area:
 - The Harvey County Commission purchased 76 acres of this corner for the proposed **Harvey County Event Complex**. The project will feature a 22,500 sq. ft. indoor arena, an 82,000 sq. ft. outdoor arena and an 18,000 sq. ft. exhibit hall. The acreage includes 12 acres on Kansas Avenue for commercial development.
 - The **Chisholm Trail Center** features numerous options for shopping and entertainment. A full list of tenants can be found at www.chisholmtrailcenter.com. The Chisholm Trail 8 Theatre has been completely renovated and features stadium seating.
 - Other area businesses include: **Chisholm Trail Country Store, Randy Metzler, DDS, Newton Animal Hospital and Burger King**.
- **Kwik Shop** constructed a new gas station, convenience store and car wash on 60,000 sq. ft. of land at the northwest corner of Washington and Southeast 14th St.



Genova Plaza



Market Station

- **Market Station**, a new office/shopping center is located in a high traffic area at the corner of Washington and Southeast 14th St. There are several suites in this complex with varied square footage. Construction for the center was completed in 2007 with new businesses including: **Verizon Wireless, Papa Murphy's, Becks Burger Garage, and Liberty Tax**.
- The area of Washington and Southeast 14th St. in south Newton has progressively seen new construction over the past years. New projects have included: **Market Station, Kwik Shop,**

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Dillon's, Pizza Hut, Subway, Sonic, Auto Zone, Newton Fast Lube, First Bank and Midland National Bank.

DOWNTOWN NEWTON

- A project at **6th & Main** has been a catalyst for development in downtown Newton. The project took shape with some interested investors who wanted to restore the downtown's 600 block into a renaissance theme updating and restoring the historic buildings into specialty shops. The 40,000 sq. ft. block now features the **Kitchen Corner, Main Street Company, Prairie Harvest, The Beadery, Pages Bookstore, Health Baby Boutique** and the **Prairie Conference Room**.



Prairie Harvest

- In the last few years, Newton's **downtown** has enjoyed the success of attracting new, quality businesses. This core area in the community has flourished with recent development and has become a destination shopping area. A complete list of businesses in the downtown area can be found on the Newton Area Chamber of Commerce's website www.infonewtonks.org in the Central Business District section.

AREA OF 12TH AND MAIN STREETS

- **Dillon's** constructed a new 55,000 square foot facility on the site of their old facility in 2006. **First Bank** opened a new satellite branch in the complex as well.
- **Walgreen's** constructed a new facility at a major intersection in the community. The facility opened for business in fall 2002.
- The area features numerous commercial properties including 10 fast food/dinning establishments, three small strip centers, a new convenience/gas station, **Block Buster Video** and a new **Family Home Video** store constructed in 2006.

OTHER COMMUNITY PROJECTS

- The development of the **Kansas Logistics Park** has been a transformative event for Harvey County and the region. While developing the Regional Economic Vision for Transportation in Harvey County, it became evident the county was perfectly situated to provide manufacturers an ideal location from which to serve the wind energy industry. The Kansas Logistics Park is located adjacent to the Newton Industrial Park and when introduced, consisted of over 350 acres.
- **Tindall Corporation** is a new precast, pre-stressed manufacturing facility, dedicated to the manufacture of the company's new concrete wind tower base system – the Atlas CTBtm. Situated on a 200 acre site in the Kansas Logistics Park, the 150,000 - 200,000 sq. ft. state-of-the-art facility will be the company's sixth and largest. Tindall is one of the largest privately held pre-cast manufacturing companies in the United States, with facilities throughout the South and Mid-Atlantic region.

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- An impressive new **airport terminal** was constructed and opened in May of 1995 at the Newton City/County airport. The airport completed construction on a **new community hangar** in 2000. Construction on **10 new T hangars** was recently completed. The airport is a very important part of the community and has many needed services.



Newton City/County Airport

East Newton – I-135

- A new motel, **Comfort Inn** is being constructed on First Street near I-135 on a 60,000 sq. ft. lot with a 37,000 sq. ft., three floors building, housing 60 guest rooms with a multipurpose room/ lobby and a pool. Other businesses in the area are Braum's Ice Cream and Montana Mikes Restaurant.
- Construction has begun on a new **Hotel/Conference Center** at I-135 and Broadway Street. This public-private partnership will include approximately 15,000 square feet of conference and meeting space, a hotel with 70 to 80 guest rooms, and two out-lots for additional commercial development.
- A joint partnership between the City of Newton, USD 373 and the Newton Recreation Commission resulted in a \$2.1M renovation of **Fischer Field Stadium**. The historic facility received a complete upgrade and was part of a multi-million dollar renovation program that upgraded all athletic facilities in Newton.

NEW HOME COMMUNITIES

- **Sand Creek Station**, a new 18 holer golf course and residential community in south Newton, opened for business in July of 2006. The new development features lots for 565 homes at an average price of \$100,000 – \$300,000.
- **Stratford Place** is Newton's fastest growing residential community featuring efficient and affordable homes priced between \$85,000 and \$140,000.
- **Autumn Glen** is a first class residential community with amenities like lakes, walking trails, and trees in a peaceful country atmosphere. Located south of Newton, homes start in the \$130's.
- The **Campus Woods** housing addition, located in North Newton, has seen exciting growth over the past several years. Since 1999, the addition has constructed 37 new homes at an average valuation of \$207,324.
- The **Westhaven Third Addition** is a new development with lots for 38 homes. Located near Newton High School, homes start in the \$120's.

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- The **Spring Lake Addition** is just west of Stratford Place and has 43 lots some of which are around a nice lake. There will also be a ten acre park with walking and biking paths.

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NORTH NEWTON

- **Bethel College** in North Newton completed construction on a new **\$5.5 million sports complex**. Other major construction projects for the college include a new **\$6 million science building** which opened in the Fall of 2002 and a **new three-story residence hall**. A \$3.5 million investment, the gothic-styled structure which opened in the Fall of 2000 houses 96 students.
- A new **City Hall** was constructed in North Newton on the same site as the former City Hall with many energy-saving technology features such as digitally controlled lighting systems to selecting materials that use a high percentage of recycled materials. The project was completed the end of 2006.
- North Newton is home to several visitors attractions. **Kauffman Museum** is located across the street from the Bethel Campus. This nationally recognized museum features special exhibitions and a tall grass prairie reconstruction, historic farmstead, exhibits on Mennonite immigrant culture and a museum store.



Krehbiel Science Center

COMMUNITY DEVELOPMENTS

INDUSTRIAL DEVELOPMENTS

- **Park Electrochemical Corp.** (NYSE-PKE) In August 2009, plans for a major expansion of its recently completed and commissioned Park Aircraft Technologies Corp. (PATC) advanced composite materials development and manufacturing facility located at the Newton City-County Airport. The completed PATC facility, which was designed to develop and produce advanced composite materials for the aircraft and space vehicle industries, contains approximately 52,000 square feet of manufacturing, laboratory and office space and cost approximately \$15 million to construct and fully equip. The Company plans to expand its recently completed PATC facility in order to manufacture composite parts and assemblies for the aircraft and space vehicle industries. This expansion, which includes approximately 42,000 square feet of manufacturing, office and storage space, is expected to cost approximately \$5 million and to be complete and operational by September of 2010.
- **Standridge Color Corporation** constructed a 30,000 square foot satellite manufacturing facility in the Newton Industrial Park Second Addition in 2005. Located in Social Circle, Ga., Standridge Color Corporation is a manufacturer of color concentrates and additives for the plastics industry. The company is recently constructed a 40,000 square foot warehouse addition next to their original facility.
- **Industrial Metal Fab (IMF)** has purchased the 94,000 square foot KEVCO building on Spencer Road in Newton. The company manufactures equipment for ethanol plants and was previously leasing a facility in Yoder, KS. IMF brought 12 existing jobs into the community and has already increased their workforce to over 130 employees.
- **Millennium Machine and Tool, Inc.** has experienced tremendous growth since its inception in 1998. Located in Newton, they have completed their third major expansion over the last five years. The company is a sub-contractor for local OEM's in the precision machining area and also builds injection molds for the local and international plastics industry.
- **Manufacturing Solutions** is a manufacturing job shop specializing in precision machined and fabricated parts for the local commercial and aircraft industries. In the year 2000, the company moved its operations north of the Newton City/County Airport. Since that time the business has constructed 26,750 square feet of new space and invested over \$2M in facilities, machinery and equipment. During this growth, the company has created 22 new jobs and currently employs 28 people.
- Located at the Newton City/County Airport, **Avcon Industries** is an industry leader in customer aircraft modifications. A Butler National Corporation Company, Avcon performs major aircraft structural modifications and maintenance to business jets and turbo props. The business has added 25 jobs over the past six months and currently employs 46 people.



Standridge Color Corporation