

CTW Builds Hotel, Begins Planning For More Condos

A robust residential housing market, along with an aggressive development plan that includes a hotel, condominiums, a banquet center and infrastructure work, makes for a busy year at CTW Development Corp.'s Westford Lifestyle Community in Canfield, says CTW President Chuck Whitman.

"We're already looking to break last year's record for housing starts," Whitman says. "The market's been phenomenal."

Seventeen single-family residential housing starts with a valuation of \$4.9 million moved forward at Westford last year, or 47% of the total 36 single-family homes permitted in Canfield Township in 2014, according to Whitman. Moreover, one-third of building permits the township issued for businesses were for sites at Westford, a multipurpose development off Boardman-Canfield Road.

"It was a really good year," Whitman reflects.

Among the highlights at Westford was construction of a 100-room Courtyard By Marriott hotel, which should be finished in June.

The new hotel will offer 110 guest rooms, a pool, fitness center, guest laundry, a conference center, business library and a large patio equipped with fire pits that overlook the lakes at Westford's Kennington Golf Club.

Work is slated to begin on a 900-seat banquet center next to the hotel, replete with a large glass wall that overlooks the golf course, Whitman says.

The Marriott hotel is a perfect complement to the Kennington Golf Club, also part of the Westford Lifestyle Community, Whitman says. "We've already booked some 'stay-and-play' packages for this year," he says. "There's a lot of interest in these packages. The golf course had another great year."

Twelve condominiums are planned for the Bradford Greene section of Westford this year.

Last year the developer finished a new 45,000-square-foot building that serves as HBK headquarters. Westford boasts more than 200,000 square feet of office space, Whitman says.

Next on the agenda is planning for the development of seven-story condominium buildings. The plan is to construct two buildings, each containing 34 condos. "Hopefully, we'll have the plans done by late summer and start construction in the spring of 2016," he says.

Additional infrastructure work planned for the development this year would extend Langston Run Road to Raccoon Road, opening up the potential for another 100 residential lots, Whitman says.

Meanwhile, CTW is busy developing other properties outside the Westford Community.

The company is ready to close on the purchase of a small plaza on the corner of Boardman-Canfield Road and Tiffany Boulevard, and it plans to construct a new building on the corner of Windham Court and South Avenue.

"We'll be doing a new building there, and a retail building there also," Whitman says. "It should be an extremely busy year for us."