



TOWN OF NEW MILFORD

REQUEST FOR QUALIFICATIONS (RFQ)

For the preparation of a

New Milford Riverfront Revitalization Master Plan In New Milford, Connecticut

1. Introduction

The Town of New Milford is soliciting qualifications from professional planning service firms to prepare a New Milford Housatonic Riverfront Revitalization Master Plan.

The selected consultant(s) will work under the general direction and or report to the Riverfront Revitalization Committee and the Town Planner.

2. Background Information

New Milford is located in Litchfield County in western Connecticut and is considered the Gateway to Litchfield County. At 64.4 square miles, New Milford is the largest municipality in Connecticut. More than half of the land is either developed or dedicated to a use. As a regional hub, New Milford provides numerous amenities to neighboring communities including New Milford Hospital, retail businesses, jobs, Candlewood Lake and Vaughn's Neck, major roadways such as Routes 7 and 202, major rivers such as the Housatonic, Aspetuck and Still Rivers, state and town parks, scenic mountains such as Bear Hill, Mount Tom and Candlewood Mountain, a food supply via local working farms, and a vibrant downtown. The population of the Town is approximately 28,000 residents. The Town's housing is generally more affordable than that of nearby communities.

In May 2017 the Town appointed a seven-member Riverfront Revitalization Committee tasked with developing a Housatonic Riverfront Revitalization Master Plan. The Committee is charged with, among other things, determining how to invest in and encourage greater use of the riverfront for public and private development and recreation and ensuring the plan compliments and enhances the quality of life and the economy of the Village Center/Downtown, including connections from the Village Center/Downtown to the riverfront.

This is a new project, however, various components of the project are underway, such as:

- The Young's Field Riverwalk, a riverfront restoration project which includes a newly completed 0.25 mile section of an envisioned 13-mile New Milford River Trail. In addition, the Town's Bike and Trail Committee has spearheaded the support and subsequent funding for a preliminary engineering study to extend the New Milford River Trail, so when complete, it will extend the entire length of the Town. In addition, the Greenways Council has recently accepted the nomination of the New Milford River Trail as a CT designated Greenway.
- The restoration of Hidden Treasure Park
- The restoration of the historic Boardman Bridge.

Preparation of a comprehensive New Milford Housatonic Riverfront Revitalization Master Plan is an essential component of the Town's on-going economic development strategy to grow and sustain a vibrant downtown and revitalize and connect the isolated riverfront. The Riverfront Revitalization is part of a larger vision to focus development within the village center, building on the proximities of intermodal transportation – bus, water, pedestrian and bicycle – and potential future passenger rail.

The Riverfront Revitalization Committee recommends a study be completed of the Town's Riverfront, from the historic Boardman Bridge to the historic Lover's Leap Bridge, on both sides of the river, as part of a master plan for revitalization.

3. The Study Area

The Committee has defined the scope of the project to be the Housatonic River Corridor from the historic Boardman Bridge to the historic Lover's Leap Bridge and its relationship to the historic Village Center and Downtown. (A map outlining focus areas is attached.)

A. The primary focus area, due to its proximity to the historic Village Center and Downtown and the concentration of brownfields including the Public Works Facility, two riverfront oil/gas storage sites, and a former brass mill, shall be:

- i. The Young's Field Road Riverfront from its intersection with Bridge Street to the intersection of Housatonic, Boardman, and Aspetuck Ridge Roads and its connections to Railroad Street and Downtown New Milford, and
- ii. The former Century Brass Brownfield Site located at 12 Scovill Street, New Milford, and
- iii. Route 7 from Native Meadows Preserve to the entrance to Downtown via Veterans Bridge.

B. The secondary focus areas shall be:

- i. The Downtown Riverfront Corridor from its intersection with Bridge Street to the Bleachery Property along West Street
- ii. The intersection of Housatonic, Boardman, and Aspetuck Ridge Roads to the Boardman Bridge/Sega Meadows Park

C. The tertiary focus areas shall be:

- i. The Grove Street/Still River Road Corridor to Lover's Leap State Park and Harrybrooke Park
- ii. The Pickett District Road Corridor
- iii. US Route 7 from Boardman Bridge to Pickett District Road

4. **Scope of Services**

It is anticipated that the work program and final scope of services will include at least the following basic components:

A. Research and Analysis

- **Engage the community to develop and implement collaborative project solutions**

- a. Obtain input from residents and businesses
- b. Consult with community stakeholder groups
- c. Involve and communicate with existing property owners

- **Brownfields**

- a. Identification of brownfield sites in the corridor
- b. Prioritization of additional brownfield sites to assess
- c. Strategy for brownfield remediation

B. Creation of Riverfront Revitalization and Redevelopment Master Plan

- **Creation of a plan for revitalization and redevelopment of the Riverfront Revitalization Corridor, encouraging greater use of the riverfront for public use and private development including:**

- a. Specific recommended uses and reuses of land including schematic designs
- b. Infrastructure analysis
 - i. Recommendations for revisions to traffic patterns, specifically along Young's Field Road.
 - ii. Creation of a pedestrian access plan from the historic Village Center and Downtown to the Riverfront
- c. Determine recreational, open space, parkland and educational features
- d. Identify and consider improvements to infrastructure including sewer, water and gas
- e. Review and propose changes to the Zoning Regulations including ideas such as Incentive Housing Zones and Form Based Zoning
- f. Consider architectural guidelines

- **Recommendation of funding sources for redevelopment/revitalization, specifically for:**

- a. Remediation of brownfields
- b. Transportation improvements
- c. Pedestrian connections
- d. Public space improvements
- e. Developer incentives such as job creation incentives and tax abatements

- **Creation of an Action Plan for implementation of revitalization plan including the following:**

- a. Timeline
- b. Implementation tasks
- c. Person/entity charged with task implementation
- d. Resources/funding sources for task

5. Deliverable Products – Final Riverfront Revitalization Master Plan

- The process and deliverables for New Milford’s Riverfront Revitalization Master Plan should be based on a balanced mixture of public input, technical analysis, design creativity and planning skill.
- The consultant will provide monthly updates to the Committee.
- The final deliverable will be the Riverfront Revitalization Master Plan.
- The consultant will provide up to 18 print copies and one digital copy of all draft documents, including technical reports, memos, etc. The consultant will provide one reproducible copy of the final report and 25 print copies. The consultant will also provide all draft documents and final report in electronic form via CD, or email, in both Microsoft Word format and PDF format.

6. Resources Available

The Town will make available to the consultant the following information as it relates to the work:

- New Milford 2010 Plan of Conservation and Development
http://www.newmilford.org/filestorage/3088/5827/2010_POCD.pdf
- New Milford Zoning Regulations
<http://www.newmilford.org/content/3088/3158/3917/default.aspx>
- 2013 New Milford Transportation Management Plan
http://www.newmilford.org/filestorage/3088/3752/NewMilford-Final_TMP-102813.pdf
- Western Connecticut Economic Development Plan 2017 https://westcog.org/wp-content/uploads/2017/10/CEDS2017_Adopted.pdf
- Riverfront Revitalization Committee Interim Report
http://www.newmilford.org/filestorage/7526/20635/22313/Riverfront_Revitalization_Committee_presentation_10.10.17.pdf
- New Milford River Trail Committee Interim Report http://www.nmbikewalk.org/wp-content/uploads/2014/04/NewMilfordTrail_Interim_Report.pdf
- The Town will provide other additional information in its possession as may be needed by the consultant, if such information is readily available.
- Town GIS and Tax Assessor Maps and field cards
<https://newmilfordct.mapgeo.io/?latlng=41.587864%2C-73.425014&zoom=11>
- Town-wide Market Analyses currently being prepared.

7. Format for Proposal for RFQ

The RFQ should contain the following information:

- A Qualifications Statement including personnel who will have a role and lead the project along with information regarding recent experience and representative projects.
- The recommended approach with examples of experience with such an approach
- Time line for the project
- Options for what the final plan will look like
- Estimated schedule to complete the project with estimated budget

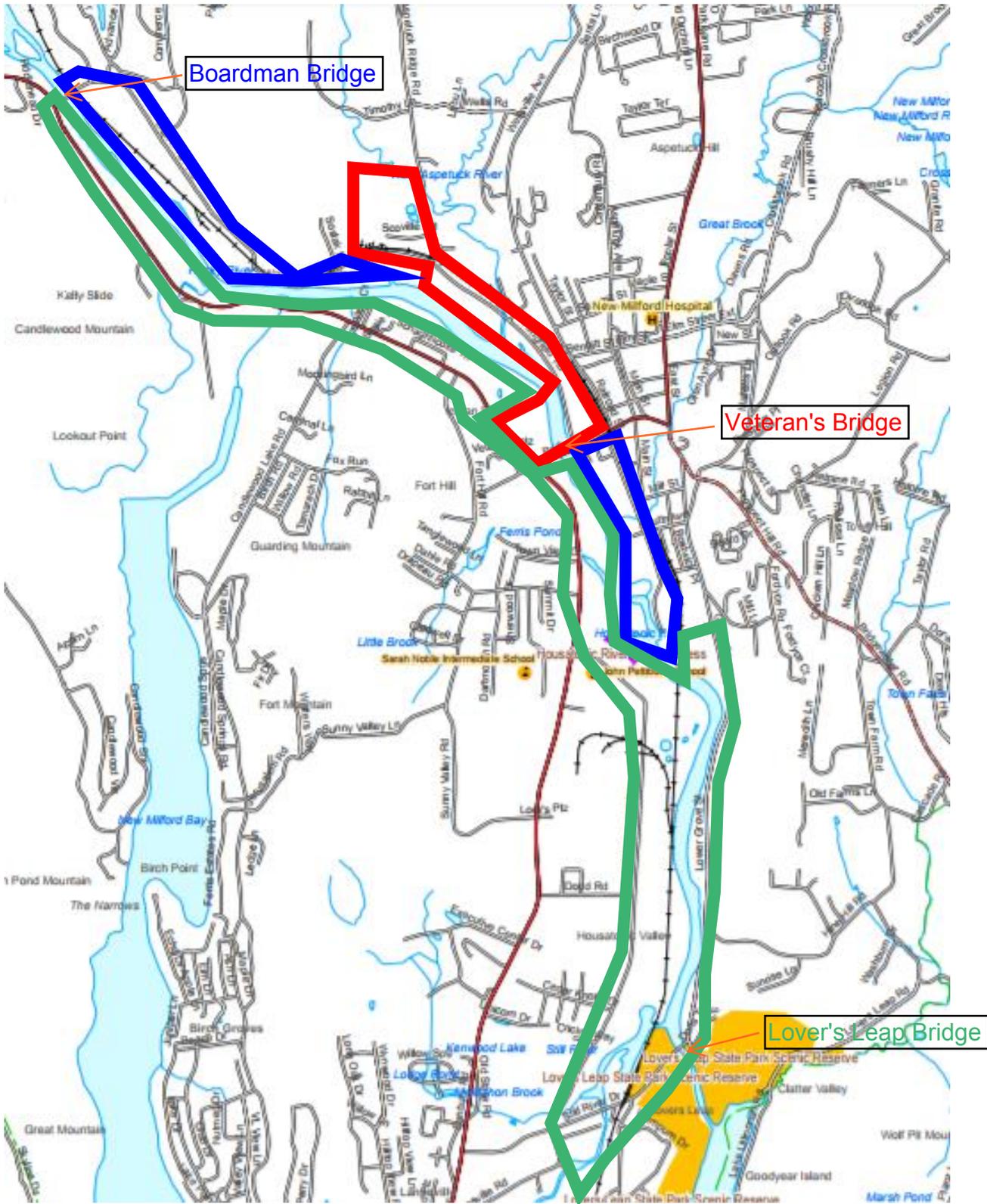
8. Firm Qualifications

The Town seeks a firm with a demonstrated track record of planning, technical and design experience with Riverfront Revitalization projects, including the reuse of brownfields as well as experience with funding and implementing these projects.

9. Submittal Procedures and Selection Process

- Ten (10) printed copies and one digital copy of all RFQ responses must be received by the Town no later than 3 p.m. on *March 8, 2018*. Send all responses to Riverfront Revitalization Committee, c/o Town of New Milford Purchasing Department, 10 Main Street, New Milford, CT 06776.
- Any questions may be directed to Kathy Castagnetta, Town Planner at 860-355-6080 or kcastagnetta@newmilford.org.
- Responses to the Request for Qualifications will be reviewed by the Riverfront Revitalization Committee. Following the review of responses, the Committee may elect to interview some or all of the respondents. Interviews are expected to begin by March 28, 2018.
- Upon completion of the review, the Committee will make its recommendations within 30 days. The recommendation may include:
 - a. Rejection of all submittals
 - b. Selection of one or more respondents to submit formal proposals
 - c. Selection of one respondent to enter into exclusive negotiations
 - d. Selection of two or more respondents to work collaboratively

1-18-2018



Boardman Bridge

Veteran's Bridge

Lover's Leap Bridge

- █ **Primary Focus Area**
- █ **Secondary Focus Area**
- █ **Tertiary Focus Area**