



Report to the New Milford Town Council
June 28, 2021

About the Plan

- **Funded by CT Department of Economic Development**
- **Brownfield Area-Wide Revitalization Planning Grant**
 - To develop a comprehensive implementation plan for the remediation and redevelopment of neighborhoods, districts, corridors, downtowns, waterfront zones or other areas burdened with multiple brownfields
 - To transform the brownfields in these areas from liabilities to community assets
 - Comprehensive area-wide approach to arriving at reuse and redevelopment strategies



Department of Economic and
Community Development

\$170,000 State Grant
\$ 30,000 Town Match – Marketing Analysis
\$ 10,000 Private Donations, NMCED –
Marketing Analysis

Riverfront Revitalization Committee Charter

Create a dynamic 21st century riverfront integrated with New Milford's Town Center to catalyze:

- Community development,
- Economic resiliency, sustainability and
- Revenue generation

while protecting the Housatonic River and its ecosystem.

A LONG RANGE PLAN FOR THE FUTURE OF NEW MILFORD

Bringing you up to date

- March 10, 2020: Town Council Riverfront Presentation
 - Comments and suggestions incorporated into plan
- March 23, 2020: Statewide Covid Restrictions put in place
 - Brownfield studies commence
- April 2020: Final Public presentation, Zoom
 - Brownfield studies ongoing
- September 2020: Riverfront Committee adopts plan
- October to February 2021: Report finalization, compilation, developed implementation plan

A Transformational Plan

Thematic Goals with Actionable Strategies

Sustainable



Recreation



Walkable



Arts & Culture



Leveraging Riverfront Brownfields



Town-Wide Revitalization



Catalytic Riverfront

ARTS AND CULTURE

1. **OUTDOOR AMPHITHEATER** Draw residents and visitors to events with terraced seating and beautiful river views
2. **9/11 MEMORIAL OVERLOOK** Relocate memorial
3. **MULTI-PURPOSE FESTIVAL GROUNDS** Maintain open lawn with pedestrian paths for town and regional events
4. **HOTEL AND EVENT SPACE** Small-scale hotel overlooking the river with rentable event space
5. **NATIVE MEADOWS SCULPTURE WALK** Raised wetland walk with sculpture and art
6. **GATEWAY MIXED-USE** Mark the entrance to New Milford's Town Center with gateway land uses and landscaping

WALKABLE

7. **ADA PATH** Swooping path bridging the slope change
8. **RIDGE WALK** Connect the plaza to the pedestrian bridge
9. **OVERLOOK AND STAIRCASE** To Festival Grounds
10. **PEDESTRIAN BRIDGE** Strengthen east/west connections
11. **PEDESTRIAN ADD-ON** Add new path on south side of Veteran's Bridge
12. **REALIGNED YOUNG'S FIELD ROAD** Improve circulation
13. **CROSSWALK** Add safe crossings
14. **BENNETT STREET AT-GRADE EXTENSION**

RECREATION

15. **ICE SKATING PATH/ SPLASH PAD** Generate year-round activity with a convertible ice skating-path / splash pad
16. **SLEDDING HILL** Playfully incorporate activities that draw people to the riverfront
17. **CONCESSION AND SHADE PAVILION** Provide shelter and space for skate rentals and more
18. **PLAYGROUND AND SKATE PARK** Reconfigure and enhance active recreation areas
19. **BASKETBALL AND TENNIS** Keep existing active recreation in place
20. **NEW MILFORD RIVER TRAIL** Complete proposed trail, Extend from Young's Field into Native Meadows via existing Veteran's Bridge walkway
21. **KAYAK LAUNCH AND DOCK** Existing

SUSTAINABLE

22. **EROSION CONTROL PLANTINGS** Celebrate the ridge with native plantings
23. **FLOOD CONTROL PLANTINGS** Choose native and adaptive plants that absorb rainfall and flooding
24. **PARKING FIELD** Add parking for riverfront visitors



The Plan

1. MAKERSPACE/ LIGHT INDUSTRIAL/ COMMERCIAL
2. TOWNHOMES
3. APARTMENTS
4. BENNITT STREET EXTENSION
5. HOTEL & EVENT SPACE
6. PEDESTRIAN BRIDGE
7. YOUNG'S FIELD RIVERFRONT PARK
8. NATIVE MEADOWS PRESERVE AND SCULPTURE WALK
9. MIXED-USE
10. LIVE/WORK
11. PUBLIC REALM ENHANCEMENTS
12. GATEWAY MIXED-USE
13. YOUNG'S FIELD ROAD REALIGNMENT
14. DEPARTMENT OF PUBLIC WORKS
15. EAST STREET SCHOOL



Circulation and Parking

2. PATRIOT'S WAY TURNABOUT

Allows access to new hotel and mixed-use anchors and public access parking from Young's Field Road and Bridge Street but eliminates through traffic to protect town-river connections.

3. RIVER TRAIL

A completed River Trail will tie the town to a larger network of bike and walking paths.

4. YOUNG'S FIELD ROAD REALIGNMENT

Aligning with Spring Street allows space for left and right-hand turn lanes at the Bridge Street intersection that will help alleviate backup on Veteran's Bridge if introduced alongside coordinated signals.

5. RIGHT- AND LEFT-HAND TURN

Create a highly visible, ADA accessible crosswalk and railroad crossing.

6. HISTORIC TRAIN STATION

Restore passenger service to historic rail station.

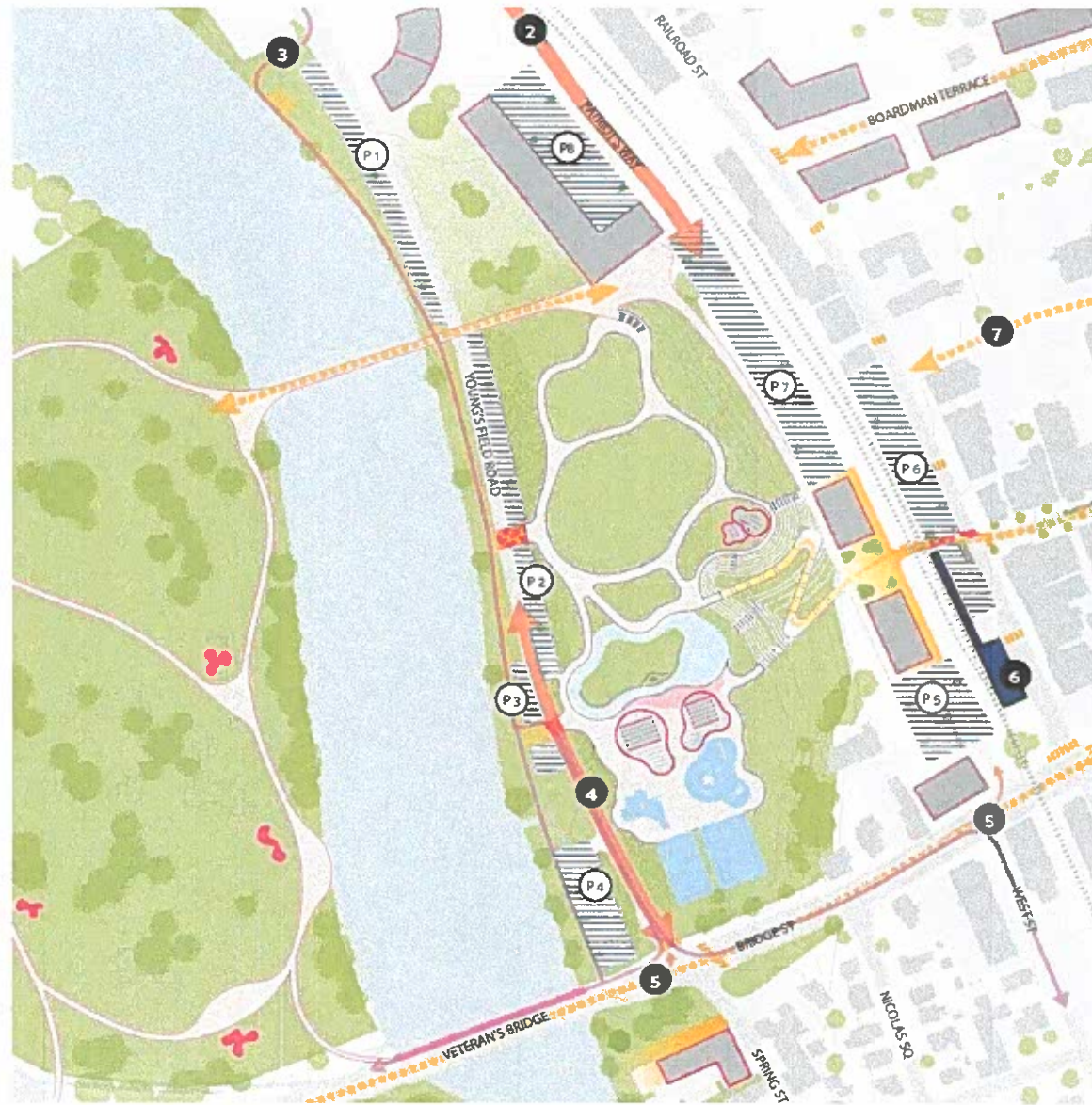
7. PEDESTRIAN PATH

Re-organize surface parking to create space for a pedestrian path with green streets elements.

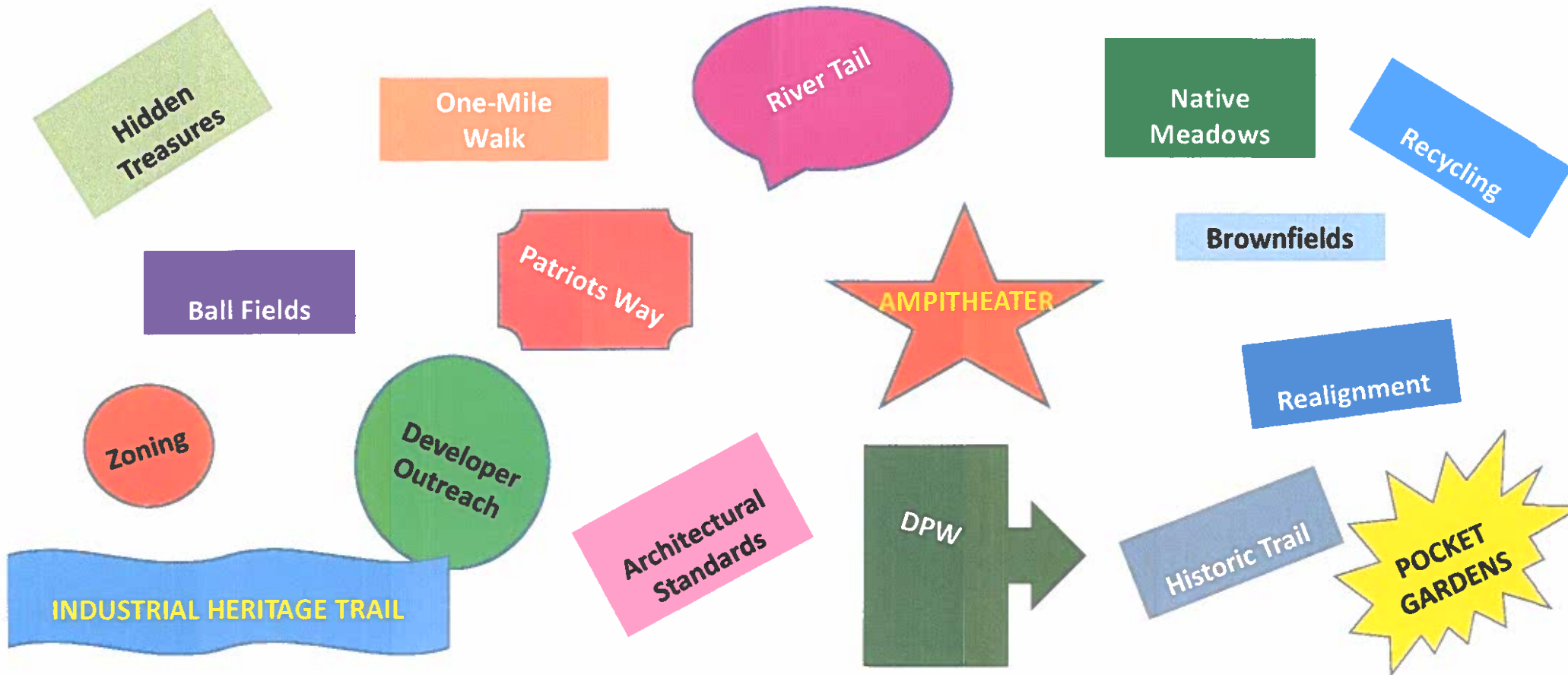
(P) PUBLIC ACCESS PARKING

	Existing	Proposed
(P1)	50	60
(P2)	90	60
(P3)	15	15
(P4)	-	42
(P5)	44	41
(P6)	51	57
(P7)	98	100
(P8)	-	50
	350	425

**+ 75 PUBLIC ACCESS
PARKING SPACES**



So how do we make this happen?



Short-term achievable wins

- The Riverwalk
- Connectivity to Native Meadows
 - Signage, invasive species mapping, management and clean up
- Patriot's Way Parking Lot
 - Repairs and pavement coating, drainage, landscaping
- Brownfields
 - Inventory and DPW project with Sustainable CT
 - Applied for and received \$199,000 CT DECD Brownfield Assessment grant for Hidden Treasures



Work in Progress

- **Branding**

- Build on the emotional connection to the town
- Family friendly, high-quality of life
- Open for business
- Show New Milford in its best light
- Update and refresh

- **Young's Field Realignment**

- Opening up and creating better traffic patterns

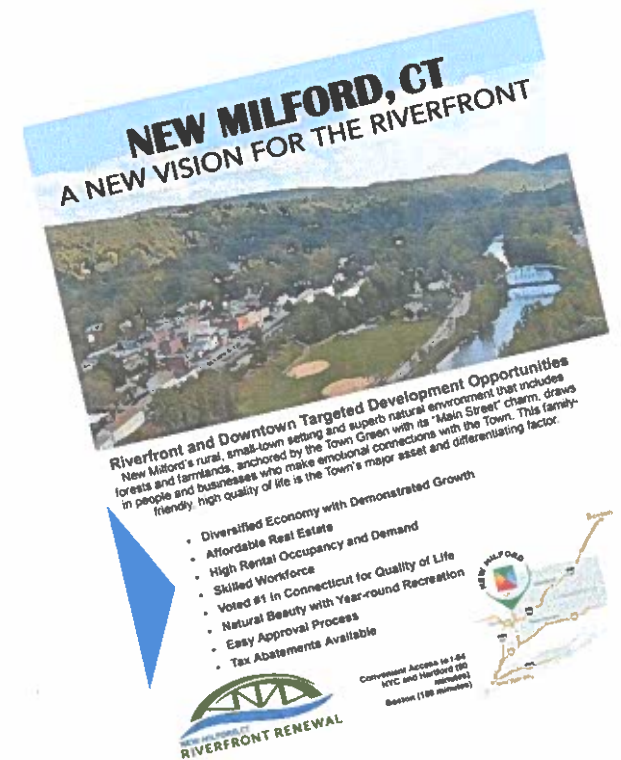
- **Historic/Industrial Trail Planning**

- **Housatonic River Blue Trail**



Next Phase

- Developer Outreach
 - Assess interest, feasibility, market conditions
 - Inform zoning and architectural standards
- Brownfields
 - Implement CT DECD Brownfield Assessment grant for Hidden Treasures
 - Land Bank research
 - Continue seeking Brownfield assessment and remediation grants



Town Departments and Properties Are Key Resources

- Downtown Parking Lots – RR Station and Patriots Way
 - Visible, eye catching entrance with clear signage
 - Widen pedestrian entrance to RR Street parking lot
 - Create visual connections to downtown w/ landscaping, pavement
- Install Signage for grant-funded Historic Trail
- Information Kiosks
- Marketing
 - Create awareness on new tourism website



From Talk to Reality

- **Public Enhancements**

- **Pocket Gardens**
- **Hot spots/wifi**
 - Leverages home town appeal
 - Creates areas for enjoyment
 - Pedestrian friendly
 - Creates economic opportunity for businesses



- **Relocation of Public Works (Completion 2024)**
- **State-of-the-Art Town Sports Complex (Completion 2024)**

Role of the Riverfront Committee

- Driving the vision
- Balancing the needs of the market and the Town
- Ensuring cohesive actions
- Implementing Master Plan
- Matching target industries/uses with available properties
- Identifying funding sources including grants and incentives
- Branding

Role of The Corporation

- Implement development on behalf of the Town
- Apply for grants for Brownfield Cleanup and other projects
- Work with land banks to remediate private contaminated properties



Role of the Town's Economic Development Dept.

- Perform financial pro-formas
- Negotiate incentive packages
- Recommend sale vs. lease of town properties
- Attract target industries noted in Marketing Study



The Role of The Town Council/Board Of Finance

- Approve/negotiate developer incentives
- Implement sell vs. lease recommendations of town property
- Approve any needed funding
- Recommend actions to Town Meeting



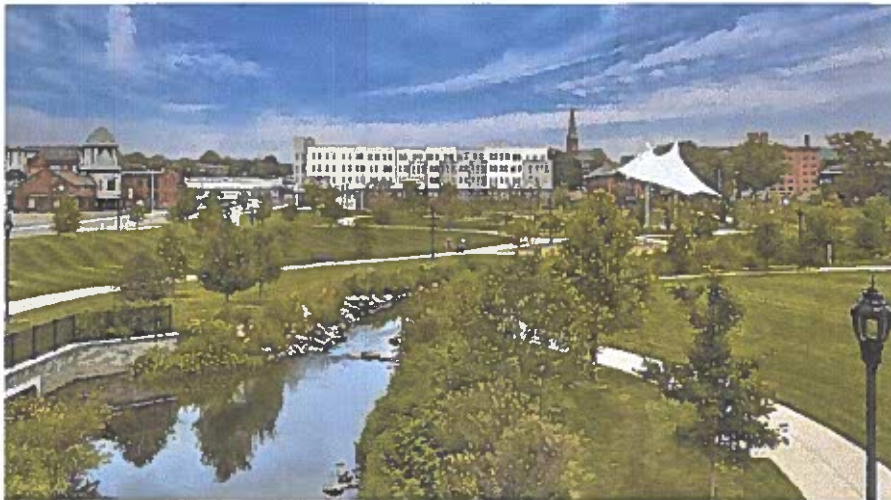
And there is a role for Town Residents

- Provide input
- Approve sale/lease of town-owned properties, appropriations, as needed
- Join volunteer efforts



Other Long-range Planning Efforts

- Brookfield Town Center (~2000-present)
- Meriden Green (2007-present)
- Middleton (1986, 2000-present)
- Riverfront Recapture (1981-present)



WE CAN'T DO IT WITHOUT YOU

The Plan Needs Town Council support and leadership.

- We are asking you to:
 - Adopt the 2021 Long-Range Riverfront Renewal Plan
 - Supply needed resources over the coming years
 - Keep the momentum going



THANK YOU

