



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



\$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.

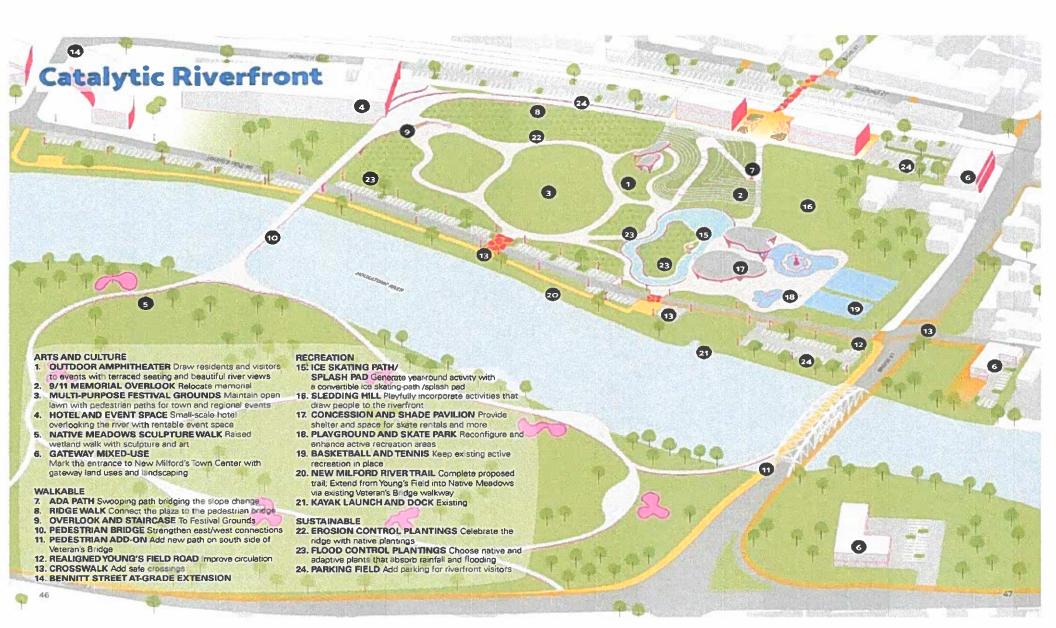
A LONG RANGE PLAN FOR THE FUTURE OF NEW MILFORD

# 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 Brownfields Walkable Arts & Culture





#### The Plan

- 1. MAKERSPACE/ LIGHT INDUSTRIAL/ COMMERCIAL
- 2. TOWNHOMES
- 3. APARTMENTS
- 4. BENNITT STREET EXTENSION
- 5. HOTEL & EVENT SPACE
- 6. PEDESTRIAN BRIDGE
- 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. RIVERTRAIL

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. HISTORICTRAIN STATION

Restore passenger service to historic rail station.

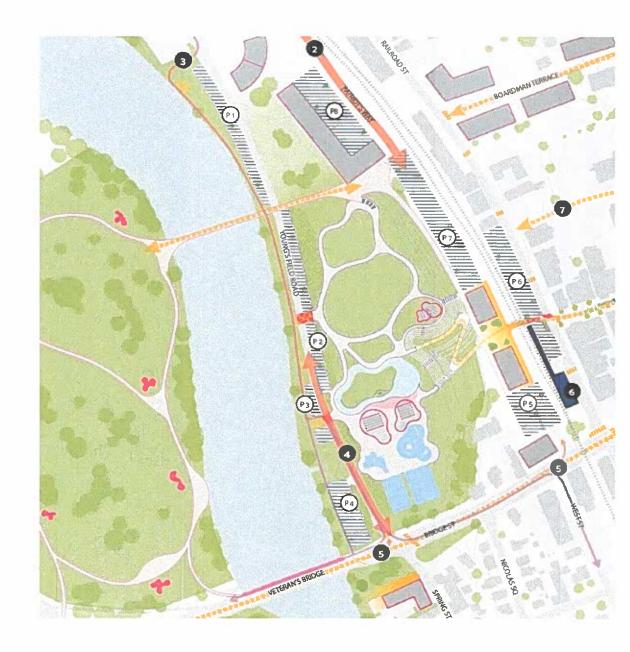
#### 7. PEDESTRIAN PATH

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

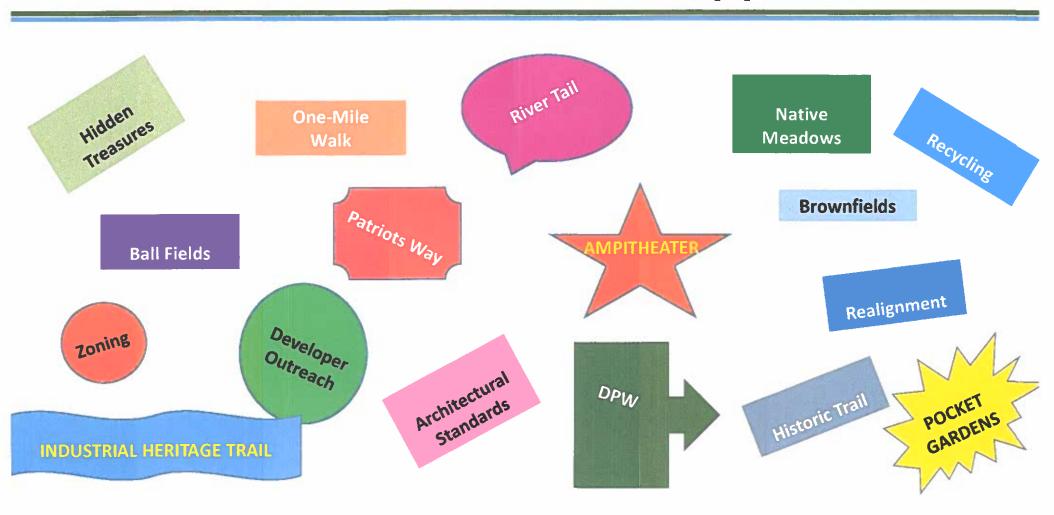
#### P PUBLIC ACCESS PARKING

	Existing	Proposed
<b>(P)</b>	50	60
<b>@</b> 2	90	60
<b>6</b>	15	15
(P4)	-	42
<b>(1)</b>	44	41
(Pa)	51	57
<u>@</u>	98	100
(Pa)	200	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



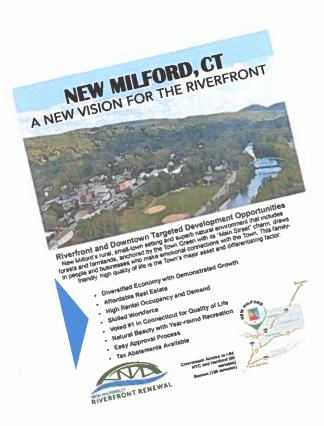
## **Next Phase**

#### Developer Outreach

- Assess interest, feasibility, market conditions
- Inform zoning and architectural standards

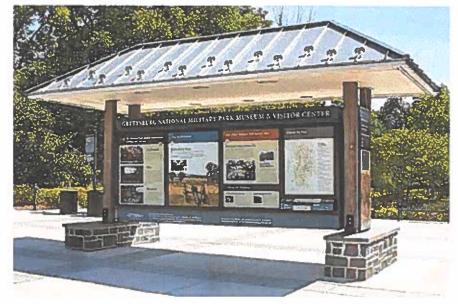
#### Brownfields

- 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



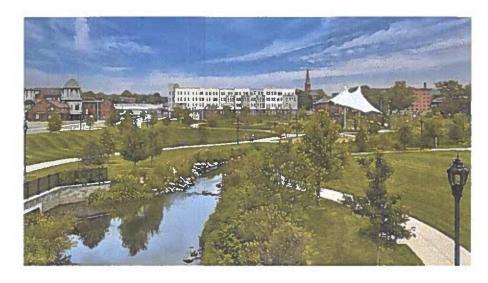
## And there is a role for Town Residents

- 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**

