

# Waterbury Active Transportation and Economic Resurgence The W. A. T. E. R. Project



April 10, 2014 Public Meeting  
Waterbury Arts Magnet School



# Waterbury Active Transportation and Economic Resurgence

## The W. A. T. E. R. Project

### Tonight's Agenda:

- Quick Review of Project Background
- Quick Review of Federal TIGER Program
- Overview of the Proposed Project and its Component Parts
- Overview of Anticipated Redevelopment and Associated Economic Benefits



# The W. A. T. E. R. Project

## Project Background/History

- Naugatuck River Valley Greenway - 44 Regional Miles
- 7 Miles in Waterbury
- Phase 1 in Final Design (Construction Spring 2015)
  - 2.1 miles from Waterbury/Naugatuck town line to Eagle Street along Platts Mills Road and South Main Street
- Now Seeking TIGER Funding for Phase 2 of the Greenway (Eagle Street to West Main Street - Approx. 2.2 Miles) and Much, Much More...

# The W. A. T. E. R. Project

## **TIGER Funded Project is Comprised of Five Major Parts:**

1. Riverfront Trail and Park (History: Naugatuck River Greenway)
2. Freight Street Complete Street Downtown Connector
3. Reconstruction/Extension of Jackson Street (History)
4. Library Park to Train Station to Riverfront Park Connector
5. Meadow Street/Train Station Access Improvements (History)



# The W. A. T. E. R. Project



## What is TIGER

Issued by the US Department of Transportation

Transportation Investment **G**enerating **E**conomic **R**ecovery

HIGHLY Competitive - Must be Impactful, Planned and Ready to Go

2009: \$1.5 Billion for 51 Capital Projects

2010: \$600 Million for 42 Capital Projects  
& 33 Planning Projects

2011: \$527 Million for 46 Capital Projects

2012: \$500 Million for 47 Capital Projects

2013: \$474 Million for 52 Capital Projects

2014: \$600 Million - NOFA Out, Applications Due April 28

# The W. A. T. E. R. Project



## Connecticut History With TIGER

- 2009: Zero Connecticut Projects
- 2010: \$16M for New Haven's Downtown Crossing  
\$11M for Bridgeport's Steel Point
- 2011: \$10.5M for Intermodal Access in Stamford
- 2012: \$10 Million for Hartford's Intermodal Triangle
- 2013: \$10 Million for New Haven's State Street Station
- 2014: Waterbury?

# The W. A. T. E. R. Project



## What TIGER Looks For:

- Identification of the Transportation Challenge Being Addressed
- Availability of Locally Sourced Project Funds
- Demonstration of Project Feasibility, Readiness, & Environmental Approvals
- Benefit-Cost Analysis Leading to Projected Economic Benefit Both Near and Long Term
- Evidence of Support From Project Partners and Stakeholders

# The W. A. T. E. R. Project



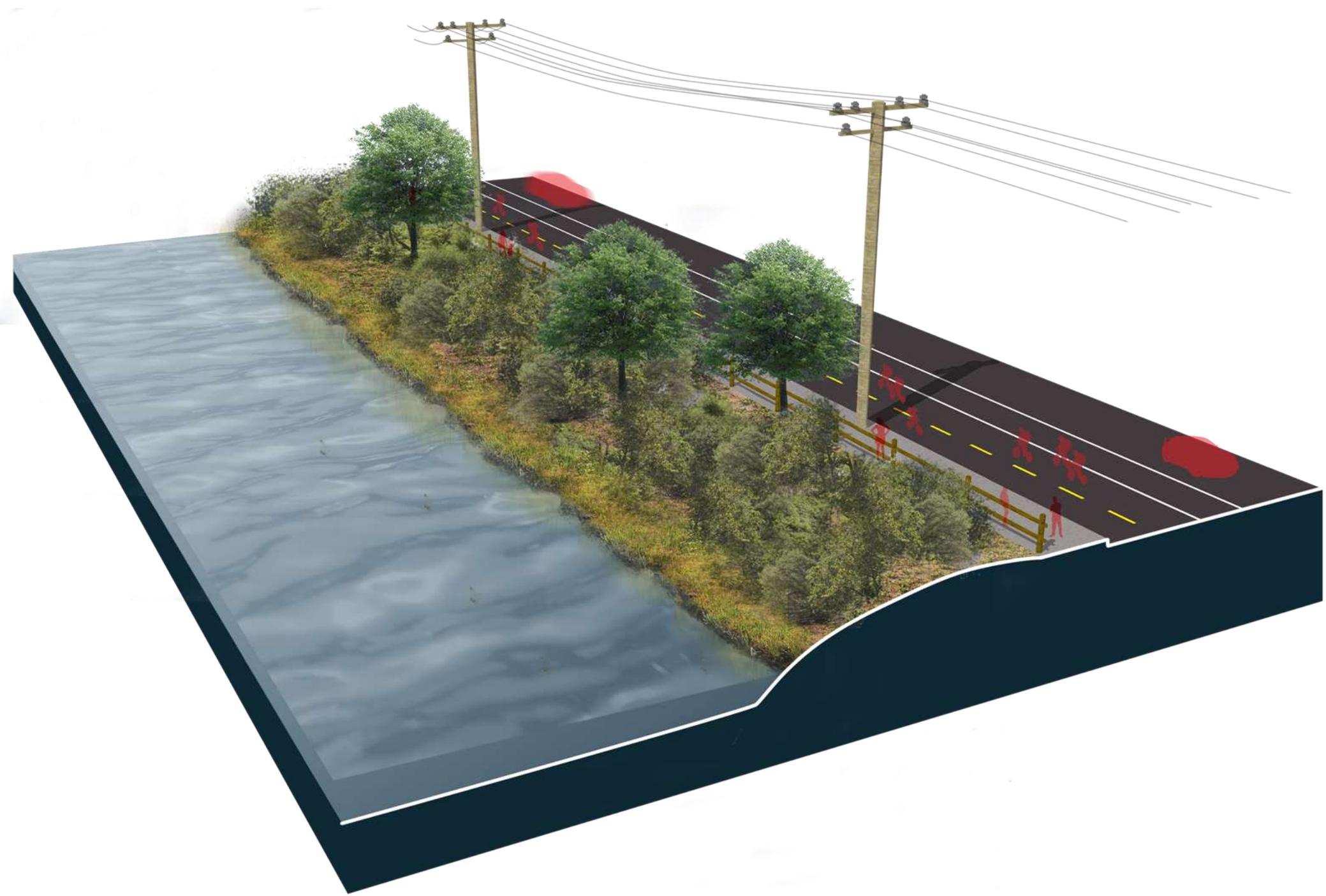
## April 10, 2014 – Schedule Moving Forward

- April 10 - **Greenway Advisory Committee / Public Meeting**
- April 14 – Special Aldermen Meeting
- April 25 – Submit TIGER Application to USDOT
- Fall 2014 - TIGER Grants Awarded
- Fall 2014 – Fall 2016 – Final Design, Permits and Approvals
- Fall 2016 - Construction Contract Bid and Awarded
- Fall 2021 – Construction Complete

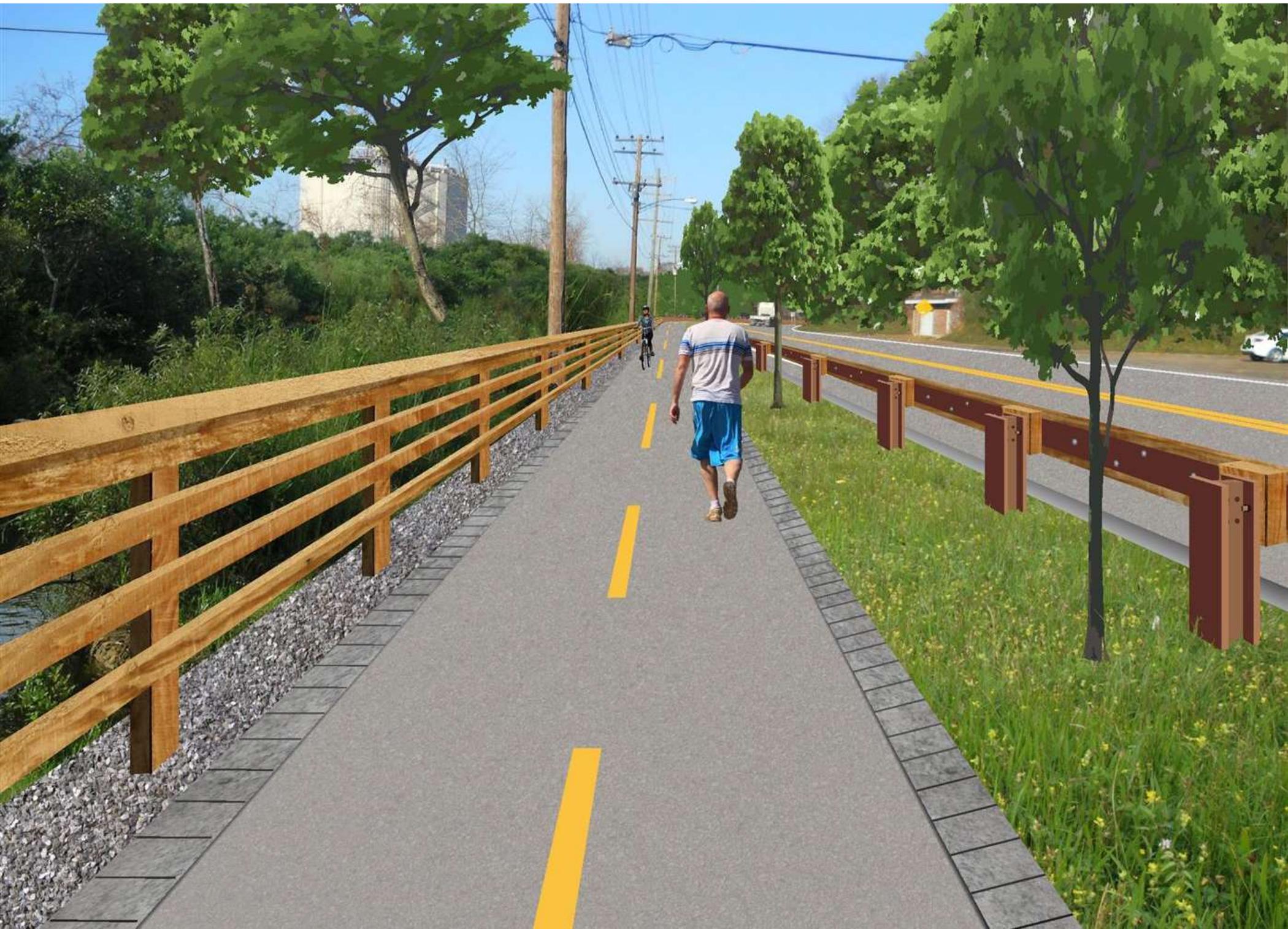
# Riverfront/Roadside Trail Along South Main Street



# Riverfront/Roadside Trail Along South Main Street



# Riverfront/Roadside Trail Along South Main Street



# Riverfront Trail Behind South Main Street



# Riverfront Trail Behind S. Main Street – View Looking South



# Riverfront Trail Behind S. Main Street – View Looking South



# Riverfront Trail At Roller Magic



# Riverfront Trail At Roller Magic Before – View Looking North



# Riverfront Trail At Roller Magic After – View Looking North



# Riverfront Trail At Washington Avenue Mad River Crossing



# Riverfront Trail At Washington Avenue/Mad River Crossing Before – View Looking West



# Riverfront Trail At Washington Avenue/Mad River Crossing After



# Riverfront Trail and Esplanade At Anamet Site



# Riverfront Trail and Esplanade At Anamet Site - Before



# Riverfront Trail and Esplanade At Anamet Site - After



# Riverfront Trail At West Liberty Street



# Riverfront Trail At W. Liberty Street Before – View Looking West



# Riverfront Trail At W. Liberty Street After – View Looking West



# Jackson Street, Riverfront Trail and Park At CL&P South of I84



# Jackson Street, Riverfront Trail and Park At CL&P South of I84 Before – View Looking North



# Jackson Street, Riverfront Trail and Park At CL&P South of I84 After – View Looking North



# Jackson Street, Riverfront Trail and Park At CL&P South of I84 Before – View Looking North



# Jackson Street, Riverfront Trail and Park At CL&P South of I84 After – View Looking North



# Riverfront Trail at MacDermid, Inc. Property



# Riverfront Trail at MacDermid, Inc. Property - Before



# Riverfront Trail at MacDermid, Inc. Property - After



# Freight Street Complete Street Project



# Freight Street Complete Street Project Before – View Looking West



# Freight Street Complete Street Project After - View Looking West



# Freight Street Complete Street Project Before – View Looking West



# Freight Street Complete Street Project After With Redevelopment – View Looking West



# Freight Street Bridge



# Freight Street Bridge Before – View Looking East



# Freight Street Bridge After – View Looking West



# Riverside Street



# Riverside Street Before – View Looking North



# Riverside Street After – View Looking North



# West Main Street



# West Main Street Before – View Looking East/South



# West Main Street After With Redevelopment – View Looking East/South



# Library Park to Train Station to Riverfront Connector



# Library Park to Train Station to Riverfront Connector - Before



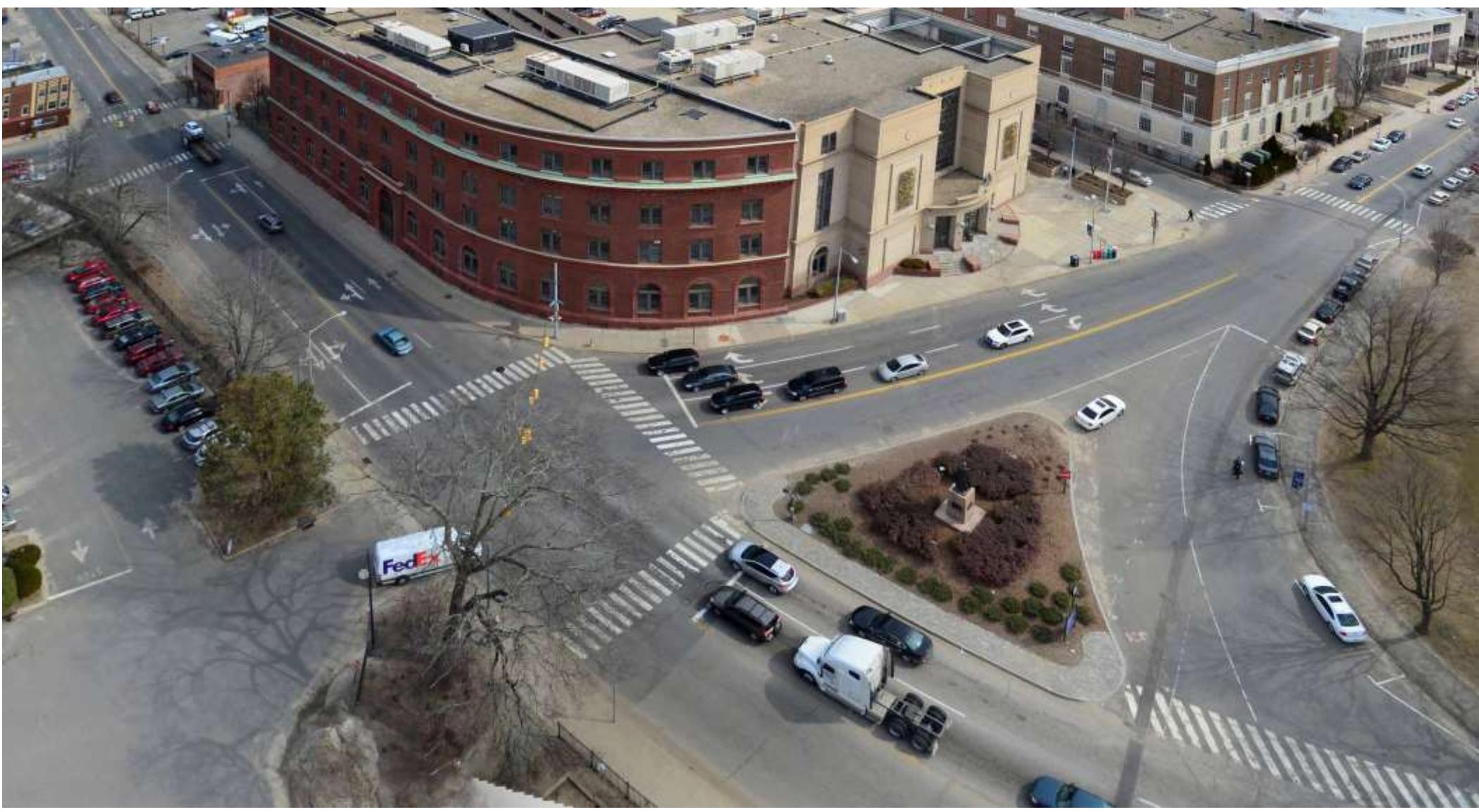
# Library Park to Train Station to Riverfront Connector - After



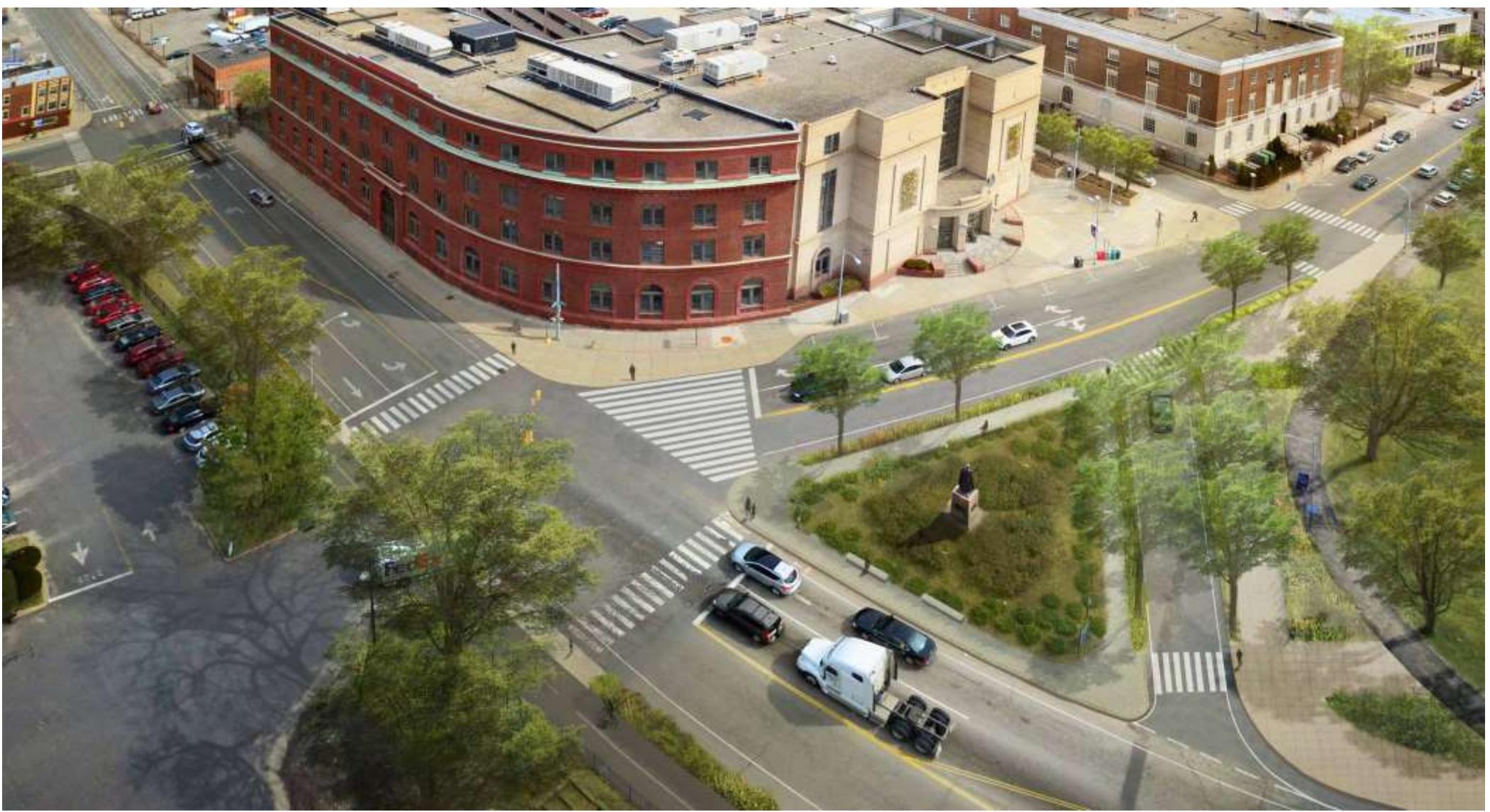
# Meadow Street/Grand Street Bicycle and Pedestrian Improvements



# Meadow and Grand Streets - Existing Condition



# Meadow and Grand Streets - Proposed Condition



# Meadow Street Proposed Improvements



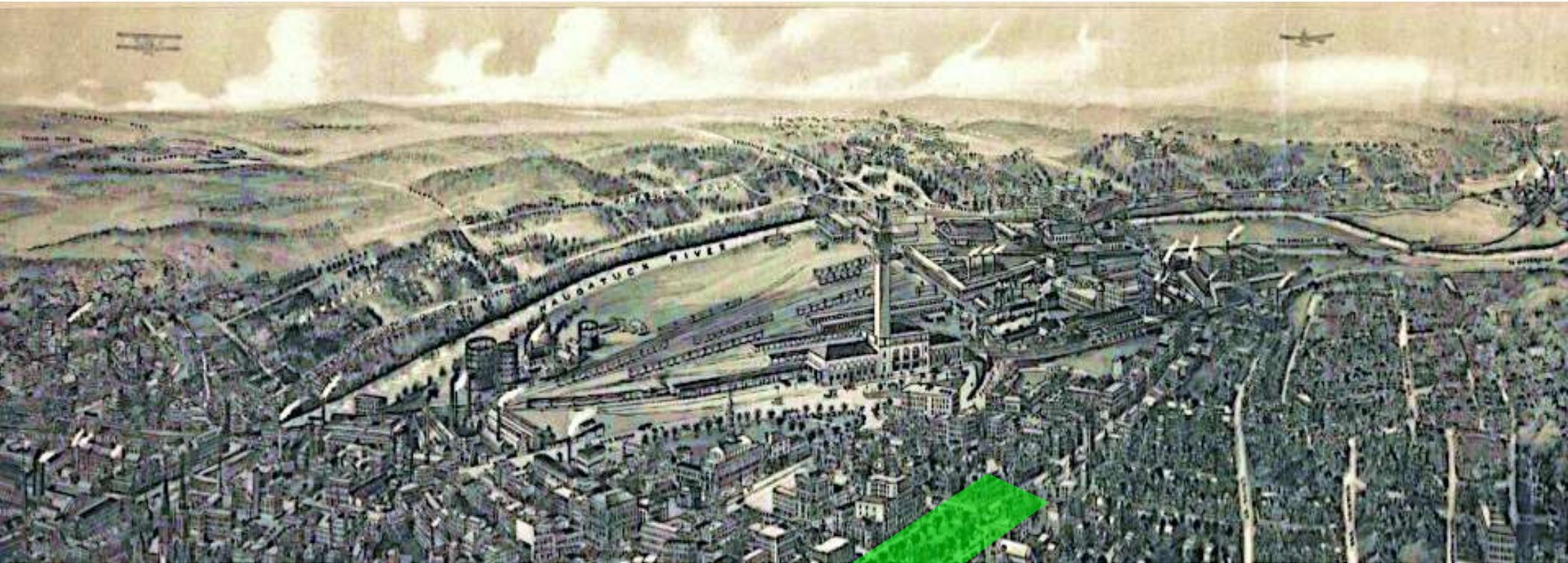
# Meadow Street Proposed Improvements





# Thinking ahead

## *Waterbury's Active Transportation and Economic Resurgence (W.A.T.E.R.) Project*



- Map streets, parcels, buildings
- Inventory property value, ownership, zoning, historic resources
- Connect to downtown, train, trail and highway
- Research Market Trends
- Identify Opportunities
  - Phasing for roadway, utility, trail and landscape improvements
  - Costs and funding sources
  - Financial projections
  - Cost/benefit
  - Historic structures and industrial heritage

# Birdseye - Overall



## Downtown Residential Capture

**1,900 to 3,800 New residential units downtown**

For “Greater Waterbury” 10 years : 19,000 house/apartment/condo....With only 10% to 20% Residential capture of overall area demand for housing, over the next 10 years we anticipate

## Primary Market Area: Office Trends

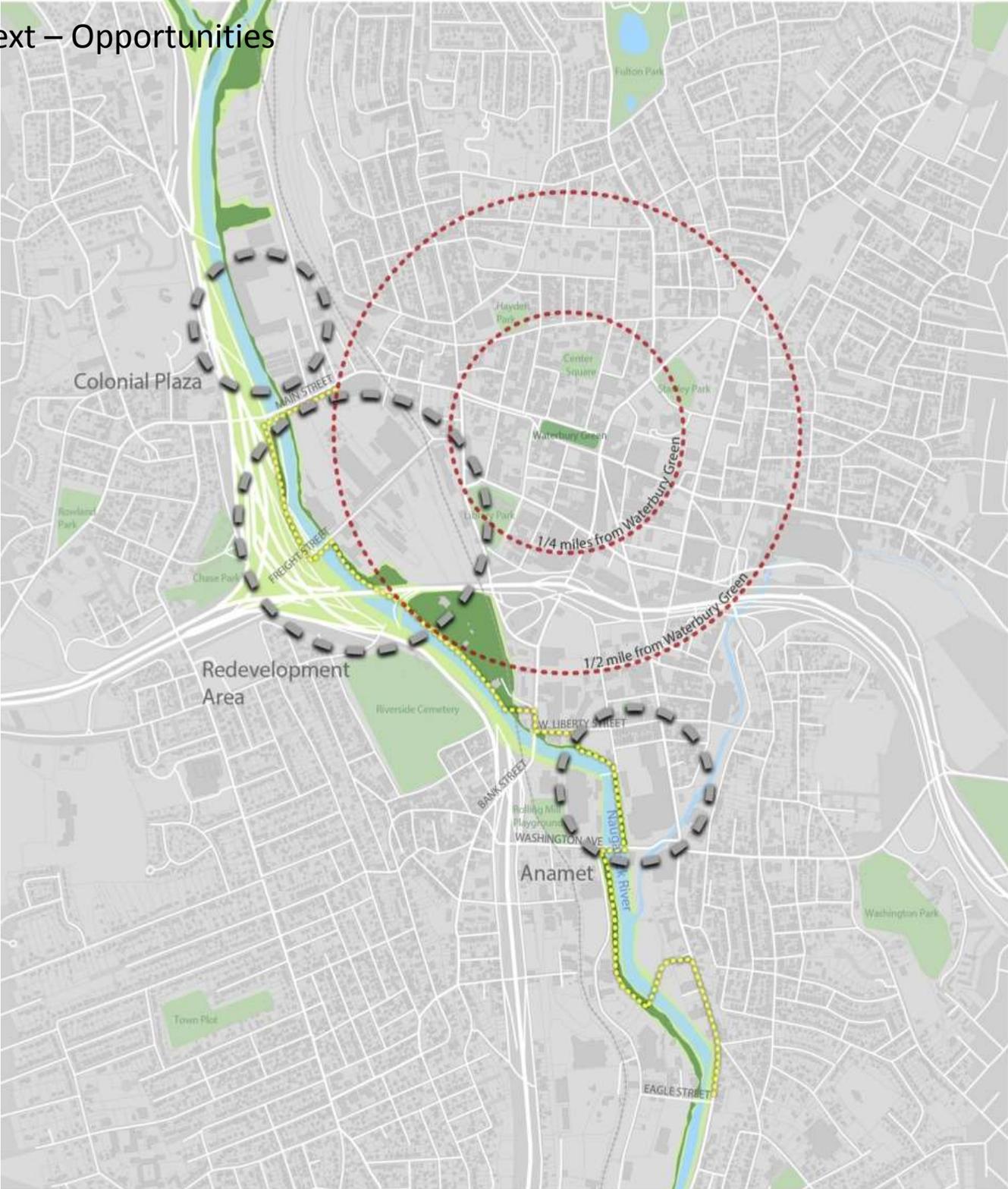
10,000sf – Reasonable market capture of **office space** in downtown Waterbury each year

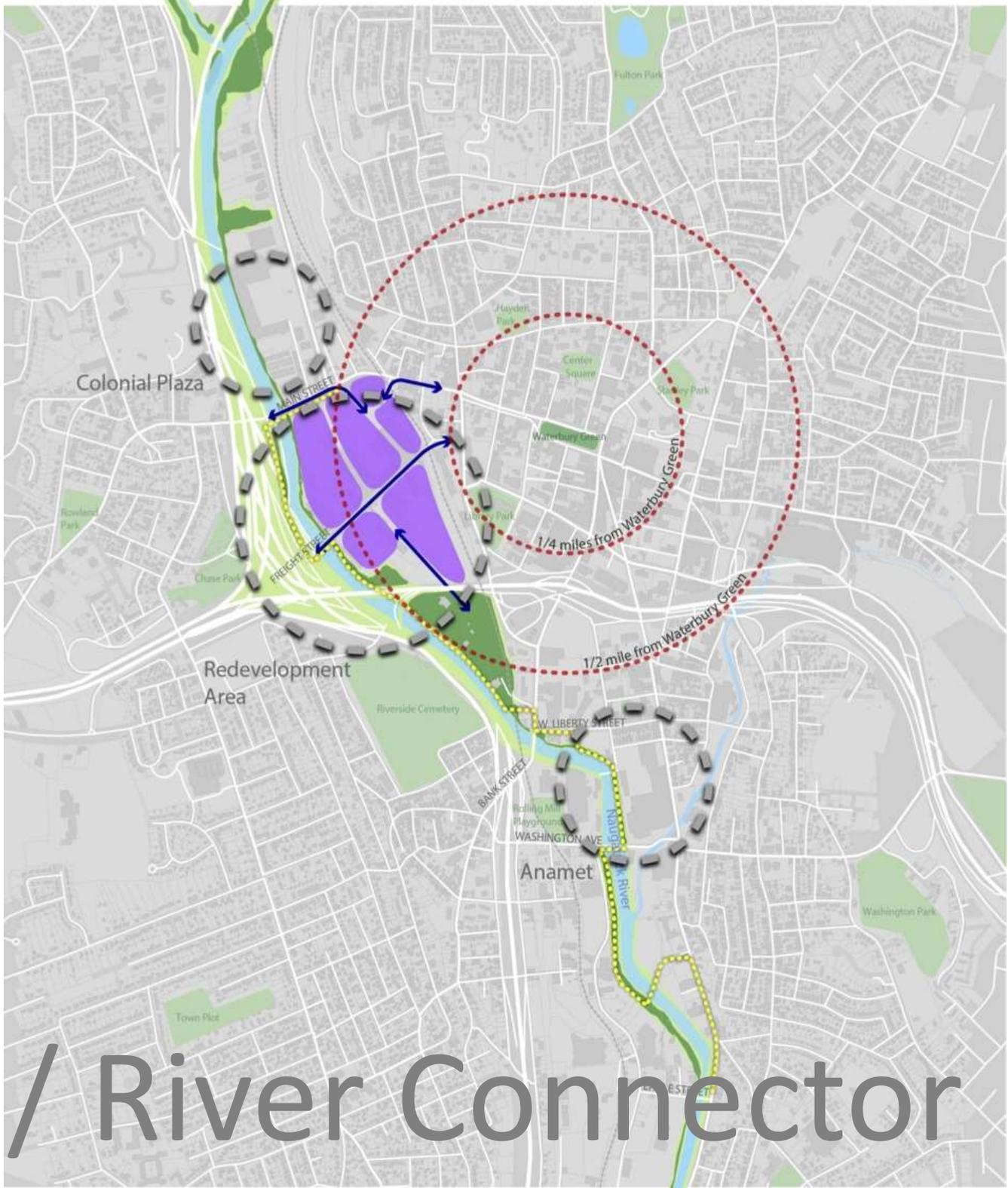
- Opportunities exist in creative/oft, medical office, office building, and R&D to meet demands of Health and Social Service Sector
- Hospital Expansion?
- 389,000sf – Regional Net increase in demand for office space by 2020

## Primary Market Area: Retail Analysis

**8,000sf Small-scale Grocery**, paired with residential development and **specialty retail**: restaurants, boutique clothiers, specialty foods and recreational amenities: upscale bowling small stage theatre/performance venues and exercise studios.

# City Context – Opportunities





# City / River Connector

# Now



# Next



# Re-INVESTMENT – Phase 1



# Re-INVESTMENT – Phase 2



# Re-INVESTMENT – Phase 3



# Waterbury's Freight Street District

Untitled Map

Legend



## Development Typology – Market & Urban Ag



# Development Typology - Residential



# Development Typology – Mixed Use / Retail



# Other Examples



# Other Examples

