

Borough of Naugatuck Development Plans



March 5, 2024

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The Borough of Naugatuck has spent the last several years preparing the land formerly owned by the Uniroyal Footwear Division and the Uniroyal Chemical Division for development. Parcels A and B as well as the former 86 acre site Uniroyal Chemical site are in the process of being developed. Remediation issues have been overcome and we have paved the way for development by upgrading the infrastructure for both sites. All storm water pipes, sanitary sewers, city water lines, electrical and gas lines as well as fiber have been or are being replaced. Storm water from the west side of Naugatuck has been diverted away from Parcels A and B in order to allow the parcels to be developed. New utility lines are being installed for new construction on Parcel B and at the former Uniroyal Chemical 86 acre site. The State of Connecticut is in the process of completing its final design to relocate the train platform to Parcel B and to build a new train station on Parcel B. Most importantly, funding for all projects is in place consisting of federal ARPA money, two state grants, and private investment coupled with borough grant matches from a newly created tax incremental financing district. The projects listed below are all in the development stage and they move forward every day.

The Borough of Naugatuck has created a TIF (Tax Incremental Financing) District to further the redevelopment of Downtown, the Rubber Avenue Corridor, as well as our new Industrial Park at the Former Uniroyal Chemical Site. A map of the TIF District is attached hereto as exhibit A. The TIF district essentially mirrors the original Borough of Naugatuck development plan that sets forth the Borough vision for the future. The original Borough plan created in 2016 is attached hereto as exhibit B.

The TIF District showcases the high priority development areas in the Borough, and also establishes a self-sustaining funding mechanism for projects within the TIF district. TIF captures increases in property taxes resulting from new development in the TIF district and diverts such revenue to subsidize development within the District without utilizing the Borough general fund.

Within the Borough's TIF District, economic development is currently underway at this time on the following projects:

I. Projects Currently Underway

1. ARPA Downtown Complete Streets & Utility Project
2. Naugatuck Industrial Park – Phase III
3. Rail Line and Train Station Upgrades
4. Connecticut Communities Challenge – (Major Hub Development project)
5. Parcel B (Transit Oriented Development)
6. Parcel A (Transit Oriented Development)

7. Rubber Avenue Upgrades (LOTICIP)
8. Naugatuck River Greenway – Phase II
9. Façade and Sidewalk Improvement Plan

All nine projects are discussed herein and will be updated on a regular basis going forward. In addition, Part II of this memorandum will outline an additional five Borough projects that are being prepared to proceed to the development stage.

1. ARPA Downtown Complete Streets & Utility Project:

The infrastructure in downtown Naugatuck Connecticut was first built in the mid to late 19th century (1825-1890.) The infrastructure is antiquated and must be replaced. Current infrastructure is not adequate for our current needs and new development is not feasible without infrastructure upgrades. The Borough of Naugatuck is using all of its ARPA federal money together with TIF funds to construct new storm water lines, sanitary sewers, electric and gas lines, city water as well as fiber lines. These improvements are absolutely necessary and are currently under way. The construction that you see downtown is directly related to these upgrades. These improvements must be made prior to paving and to the installation of street upgrades and other amenities. Downtown Naugatuck is getting a complete remake to service existing as well as future businesses. Construction will be completed in 2024 and into early 2025. There will be inconvenience as the work is being completed. All efforts will be made to minimize the inconvenience. Construction schedules will be posted on the Borough website. These infrastructure improvements provide the foundation to repair existing problems and to allow for new development. Renderings of the complete streets project are attached hereto as exhibits C and D.

2. Naugatuck Industrial Park – Phase III:

The Borough of Naugatuck acquired the former 86 acre Uniroyal Chemical site last year for \$1.00 in a remediated condition with brownfields protection for all future purchasers of the newly created Industrial lots. The site has been remediated by the seller and the project has moved from the remediation stage to the redevelopment stage. A stewardship permit for project development has been issued by the State and the project is underway. The project will create a new 13 lot Industrial Park which will satisfy growing demand for industrial space and promote workforce growth. Recently, the Borough was awarded funding under the State of Connecticut's CIF (Community

Investment Fund) program. The funding will be utilized to help construct permanent and temporary access roads on the site, preparing the site for construction pads and ultimate build-out by many interested end users. This regional project will create hundreds of jobs throughout the Naugatuck Valley, with job estimates anywhere between 150-450. The first site has been sold to International Lumber Supply LLC, an expanding regional lumber company that sells lumber, builds throughout the east coast and manufactures trusses and other wood support structures on site. The second and third building sites are ready to be sold and there is significant interest in the remaining 9 pad sites. The final lot lines have been drawn and the Borough is finalizing the land division for our new Industrial Park. This project will generate millions of dollars annually in future tax revenue and will become our greatest source of new revenue moving forward. Exhibit E represents the site in its current state and exhibit F shows the 13 lot layout which will become Naugatuck Industrial Park – Section III.

3. Rail Line and Train Station Upgrades

In July of 2022, the State of Connecticut upgraded train service on the Waterbury Branch of the New Haven Rail Line by increasing train service to 22 trains per day making the Waterbury Branch Line a real commuter line with reliable service for the first time. The State has already invested over 200 million dollars to upgrade the Waterbury Branch Line. These upgrades include sidings which allow 2 way traffic on the Waterbury Branch Line for the first time. In the past, there was only one way traffic on the Waterbury Branch Line from Waterbury to Bridgeport. The sidings installed by the State provide for two way traffic which allows for more trains and increased train service on a daily basis. The improvements to the Waterbury Branch Line dramatically enhance the demographics of downtown Naugatuck as we now have reliable commuter train services. You can now leave Naugatuck and proceed to any southern destination and have the knowledge that you have several reliable options for a return trip on the same day. The State is also moving forward with the relocation of the Borough train platform from the Station Restaurant to Parcel B in the heart of downtown Naugatuck. The State is building a new train station on Parcel B utilizing state funds for the entire project. The relocation of the train station and train platform by the State to the center of downtown Naugatuck makes Parcels B and A the quintessential location for a transit oriented development/mixed use project. The demographics of the downtown area are upgraded

significantly because of the proximity of housing to public transportation. Downtown Naugatuck will become even more vibrant with more people living, walking, shopping, etc. in the downtown area.

This State project is a standalone project that is fully funded by the State of Connecticut.

The State project is in the completion of the design phase with the project expected to go out to bid in the summer of 2024 with construction commencing in early 2025.

A rendering of the new train station is attached hereto as exhibit G.

4. Connecticut Communities Challenge – Major Hub Development

The Borough of Naugatuck won a Connecticut Community Challenge grant for 6 million dollars to be used on the downtown T.O.D. project for additional downtown improvements. The project's scope of work consists of the demolition of a pump house currently located on Parcel B, streetscaping, construction of surrounding roadways and soil stabilization activities on Parcel B.

The roadways to be streetscaped and constructed by the Borough include:

1. South Water Street from Maple Street to Rubber Avenue
2. Old Firehouse Road
3. A new road connecting Water Street to Old Firehouse Road
4. Rubber Avenue from Water Street to Old Firehouse Road
5. Other streetscape amenities

The design for these improvements is being completed by Borough consultants and construction will start in 2024 utilizing State funds for the majority of the entire project. The project will also connect the new train station on Parcel B to Church Street with a landscaped archway. These improvements will complete the overall enhancement of downtown Naugatuck. A rendering of the Major Hub Development project is attached hereto as exhibit H.

5. Parcel B (Transit Oriented Development)

Pennrose and the Cloud Company were selected by the Borough of Naugatuck to undertake construction of a mixed-use, mixed rate, affordable housing development on Parcel B in three phases, beginning on the northern portion of Parcel B. The new housing units will be workforce housing where the units will be rented at rates less than market rate. Many seniors and others in the community have difficulty in affording current market rate rents which range from \$1500 to \$1800 or more per month.

Workforce housing is not low income housing and is designed for people in the workforce such as police officers, firefighters, teachers and others. Workforce housing also attracts seniors and millennials who want to live in a downtown setting. Phase I will construct one 4-story building with 60 mixed-rate apartments, 3,450 Sq. Ft. of mixed-use space, and 4,700 sq. ft. of amenity space. A photograph of the site in its current condition is attached hereto as exhibit I. A rendering of the project is included herein as exhibit J. Pennrose's development consists of 1 and 2-bedroom apartments, with the entire development to include 180 new housing units and 7,320 sq. ft. of commercial space. Pennrose and Cloud are in the final stages of financing approval and are hopeful to start construction in 2024.

6. Parcel A

Corvus Capital has been selected by the Borough as the developer for the Naugatuck Event Center on Parcel A. The ultimate redevelopment plan for Parcel A includes the conversion of the existing building on the site into 270 market-rate residential units with high-end amenities & underground parking as well as the addition of 3,000 feet of retail space. Corvus will add a fifth story to the building with many amenities for the tenants. The architectural design and strategic location of the building blend in perfectly with the transit-oriented development theme in downtown Naugatuck. An architectural rendering of the building is included herein as exhibit K. Construction will coincide with construction of the train platform and new train station. Demand for housing opportunities have never been greater in the Borough of Naugatuck. Additional people living in the downtown area will enhance all existing businesses and will also attract new business.

7. Rubber Avenue Upgrades:

The Borough of Naugatuck has received 12 million dollars in funding from the State LOTCIP program in order to upgrade Rubber Avenue from Old Firehouse Road to Hoadley Street. LOTCIP funding provides municipalities with funding to make major arterial roads safer. Rubber Avenue has more accidents than any other road network in Naugatuck. The addition of a modern roundabout as well as more street widening and other upgrades will make Rubber Avenue safer allowing Naugatuck to qualify for LOTCIP funding. We are receiving State funding because we are making Rubber

Avenue a safer road. This funding would not be made available to the Borough without the safety enhancements including the roundabout. The LOTCIP program has previously funded Spring Street as well as North Main Street. LOTCIP funding is a critical part of Borough efforts to upgrade our roads.

The Rubber Avenue project is underway. The bulk of the work will be completed in 2024 and early 2025. There will be inconvenience during construction but we are doing all we can to minimize the disruption. The gateway to our state of the art high school will be upgraded significantly.

8. Naugatuck River Greenway - Phase II:

The Naugatuck River Greenway Trail – Phase II will run on the eastern side of the Naugatuck River from the Maple Street bridge to Breen field.

The Borough has recently received \$352,800 by way of a CTDEEP grant to design and engineer Phase II of the Greenway. The Borough will utilize LOTCIP or other State or Federal funding to construct Phase II upon completion of design and engineering. The Borough of Naugatuck is also expecting private investment for a portion of the Greenway.

We are also working with NVCOG on obtaining funding to extend the greenway from the Pulaski Bridge to Platts Mills along the west side of the river.

Ultimately, the Borough’s greenway trail will span 3.3 miles, connecting with Waterbury in the North and Beacon Falls & the Naugatuck State Forest in the South.

9. Façade and Sidewalk Improvement Plan

The Borough has implemented a façade improvement plan in order to help existing businesses improve the exterior appearance of existing buildings. The Borough has committed \$300,000 from our TIF fund for the program. Details for the project can be obtained from the Mayor’s office. This program will be available during the entire downtown development project and has been extended to other areas near downtown that fall outside the TIF district.

II. Other Borough Projects in the Planning Stages

The Borough is currently in the planning stages for several Borough projects including:

1. Former Risdon Property/Rubber Avenue Commercial Sites
 2. Scott Street/Nettleton Avenue Grant Application
 3. Reconnecting Communities Grant/Pedestrian Bridge River Crossing
 4. Breen Field
 5. Upgrade of Senior Center
1. **Former Risdon property / Rubber Avenue Commercial Sites.**

The Borough of Naugatuck acquired the former Risdon property in 2018 and immediately began the remediation process through the Brownfields program. The property received two Brownfield grants and remediation is 80% complete at this time. We moved our Recycling Center from Rubber Avenue to the Risdon site in 2021 and we also plan to move our Street Department building across from the High School to the Risdon site in the future. We also plan to move the Ambulance building on Rubber Avenue to the Risdon site. These moves will make Rubber Avenue more attractive and will allow the Borough to sell the Borough buildings on Rubber Avenue to get them on the tax rolls to produce new revenue. Several high end retailers are interested in the land across from the High School. We are in the process of applying for grant funding in order to build a new Street Department complex on the Risdon site. All of these projects benefit Rubber Avenue as we continue to upgrade Rubber Avenue and improve the gateway to Naugatuck High School.

2. Scott Street / Nettleton Avenue Grant Applications

Over the past century, the Borough of Naugatuck has neglected its sidewalks throughout the Borough. In addition, older neighborhoods that were built prior to zoning in 1958 and the creation of Inland Wetlands regulations in the 1970's have pre-existing storm water problems that have never been addressed and are getting worse as we endure more serious rain events every year. The cost of replacing and repairing sidewalks is in excess of 30 million dollars at today's cost. The cost of storm water infrastructure upgrades is even higher. We do not have the financial ability as a town to rectify all problems immediately. We continue to work on these problems every year and we also make every effort to move faster by aggressively seeking grant funding opportunities.

It must be noted that most sidewalk issues as well as storm water related problems are legally the responsibility of private property owners and not the Borough of Naugatuck. The problem is that there will never be solutions to these issues unless the town assists in finding long term solutions that can be accomplished with help from the State and Federal government as well as the property owners.

In order to jump start the process of addressing these town wide issues, the Borough of Naugatuck has applied for a CIF grant to begin addressing sidewalk issues in the Scott Street area as well as storm water issues in the Nettleton Avenue area. The grant will also provide funds to plan construction of a new Street Department building at the Risdon site. The Borough is hopeful that CIF or other grant opportunities will help the Borough find long term solutions to these troublesome problems. The Borough will continue to seek funding opportunities every day and we will work to improve the Borough every year.

3. Reconnecting Community Grant / Pedestrian Bridge River Crossing

The Borough of Naugatuck is currently pursuing a grant to design and construct a pedestrian bridge from the southern side of Parcel B near the new train station that will cross the train line and the Naugatuck River in order to connect downtown Naugatuck with the greenway on the eastern side of the river. This connection will enhance downtown Naugatuck as it will be easier for cars to come off Route 8, park on the east side of the river and cross the pedestrian bridge to the new train station. This connection will enhance all downtown businesses as more people will be able to access the train station to commute to Bridgeport as well as all points south toward New York City. A reliable commuter train line will make downtown Naugatuck more vibrant with more people coming to downtown Naugatuck. The new connection will attract higher end retail stores, restaurants and other businesses.

4. Breen Field

The Borough of Naugatuck has completed construction of DelGobbo field which will replace Breen field south. The Borough of Naugatuck is also building a second field to replace Breen field north. Upon completion of the second field, the Borough of Naugatuck will work with Corvus Capital to convert Breen field into a mixed use project with a large residential component, a high end restaurant, a grocery store as well as several river amenities such as a kayak launch and fishing pier. Breen field will be converted from a non-revenue producing parcel of land to one of our largest taxpayers. In addition, we will replace Breen field with better fields for our sports teams.

5. Upgrade of Senior Center

The Borough of Naugatuck is working with our federal delegation in order to gain funding to upgrade our Senior Center. Funding may be available in the next year if the federal government finalizes its budget in Washington D.C. Funding for the Senior Center project is included in the Federal budget but the budget needs to be adopted by the United States government in Washington with our project intact. Our federal delegation is fighting for us. If we are not successful we will continue to pursue federal earmarks for this project.

III. Private or other non-Borough Projects

All of the projects in Section I and II of this memorandum are Borough projects on Borough land. The Borough controls its own destiny on these projects. There are many other projects on private land in the Borough of Naugatuck that are controlled by private property owners that fall outside the control of the Borough. Most private projects are funded and developed solely by private developers. The Borough is generally involved

only if a private developer seeks tax incentives on private land. There is a great deal of interest in private land in Naugatuck.

At this time, there are several large private projects underway in the Borough including the Assisted Living project on North Main Street which is currently under construction and will become a large taxpayer. The Amazon project on the Waterbury/Naugatuck border has been given the green light and this project will generate approximately five million dollars per year in new revenue that will be shared equally between the Borough of Naugatuck and the City of Waterbury pursuant to an intermunicipal agreement. In addition, the Haynes Group is planning a mixed use project to be called Quarry Naugatuck that will be similar to the Quarry Oxford mixed use development in Oxford. The Naugatuck project will be located at the quarry off New Haven Road near Planet Fitness. These projects and many other smaller projects are moving forward. The future of Naugatuck is Bright.

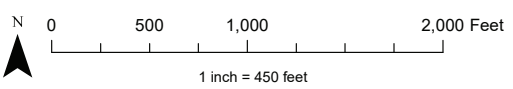
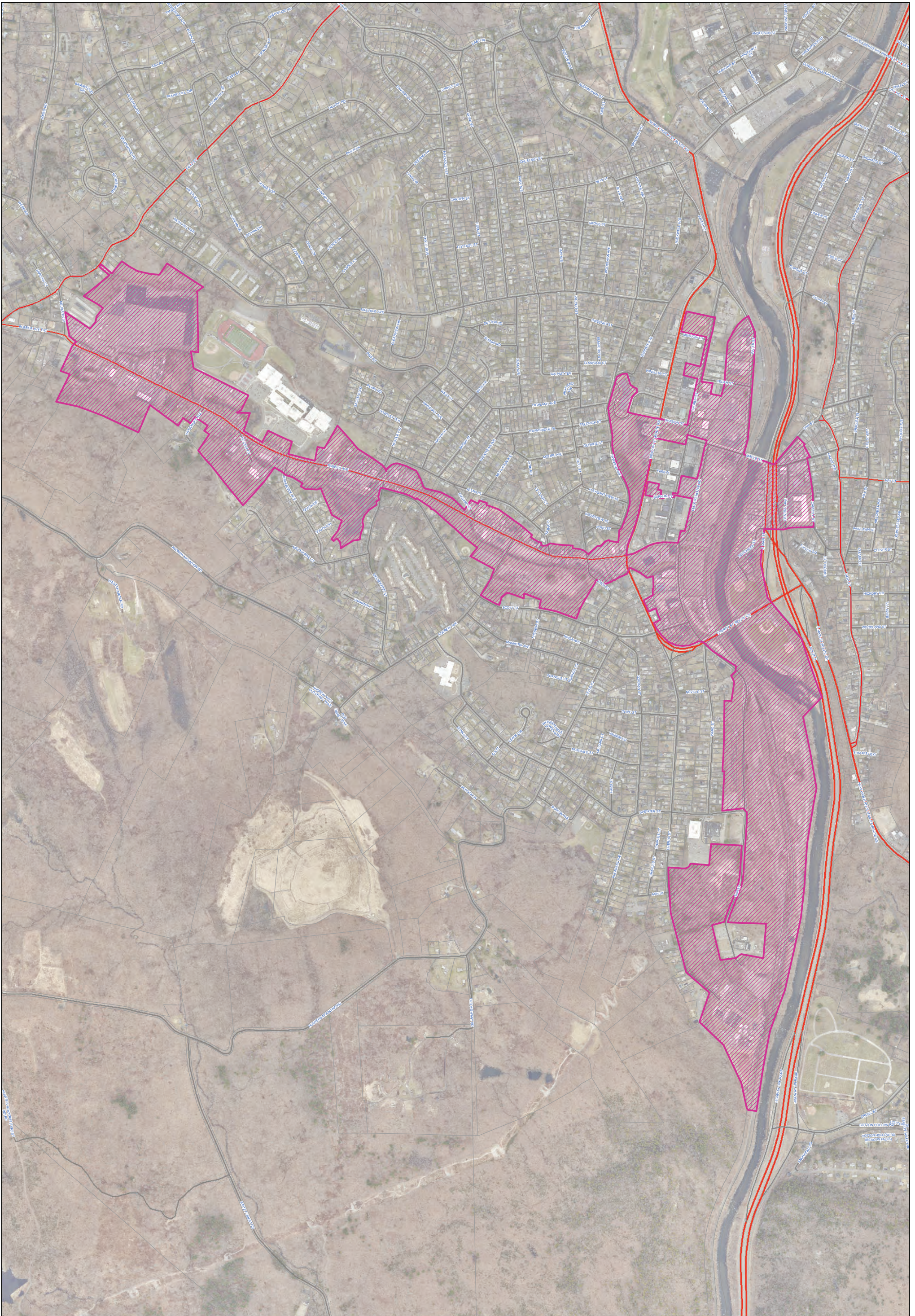
Mayor Pete Hess
3/5/2024

Borough of Naugatuck



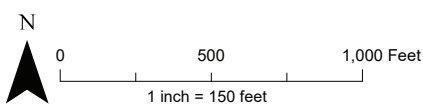
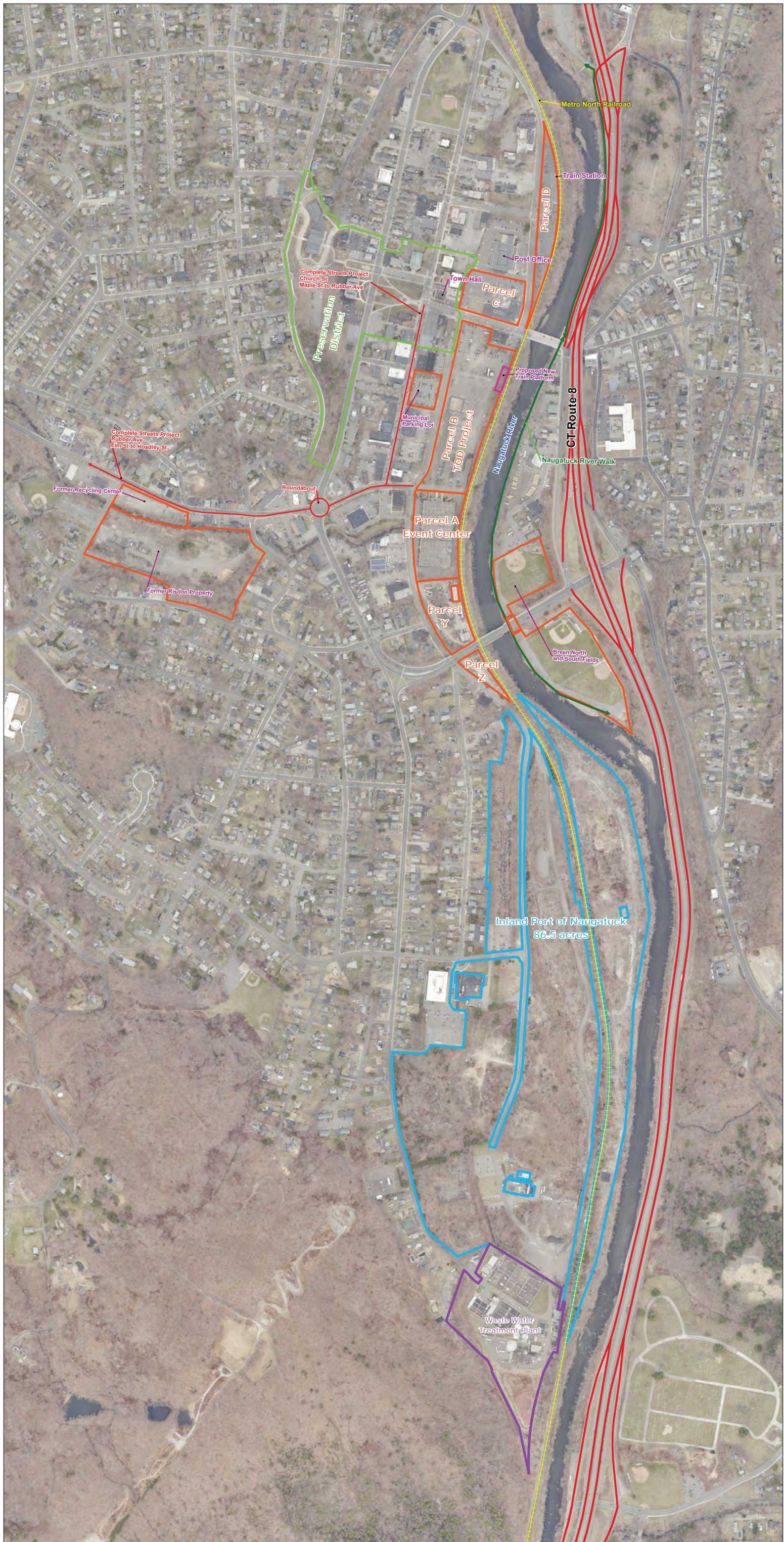
Development Plans Exhibits

Exhibit A
Map of the TIF District



Map of Naugatuck Revitalized Rubber Corridor
Tax Increment District February 28, 2023

Exhibit B
Overall Map



- TOD District
- Lanxess Property
- Waste Water Treatment Plant

Borough of Naugatuck
Downtown Revitalization / Inland Port

Exhibit C
Church Street and Maple
Street Complete Streets
Rendering



KLEINFELDER
Bright People. Right Solutions.

400 Capital Boulevard, Suite 104
Rocky Hill, CT 06067
Phone: 860-563-7775
www.kleinfelder.com

LANDSCAPE ARCHITECT
Richter & Cegan Inc.
88 CANAL COURT P.O. BOX 567
AVON, CT 06001
PHONE: 860-678-0669
CONTACT NAME: Gary Guimond
EMAIL: gguimond@richtercegan.com



DRAWING ISSUE

REV	DESCRIPTION	DATE

REVISIONS

REV	DESCRIPTION	DSN	CHK	DATE

ISSUED FOR CONSTRUCTION

SCALE VERIFICATION

THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

SCALE: 1" = 60' SCALE IN FEET

ORIGINAL DRAWING SIZE IS 22 x 34

IF IT'S NOT 1 INCH ON THIS SHEET ADJUST YOUR SCALES ACCORDINGLY

STREETSCAPE IMPROVEMENTS ILLUSTRATIVE

DOWNTOWN SANITARY, STORMWATER AND STREETSCAPE IMPROVEMENTS
BOROUGH OF NAUGATUCK

BOROUGH OF NAUGATUCK
229 CHURCH STREET
NAUGATUCK, CT 06770

ISSUED FOR CONSTRUCTION

PROJECT NO.	20225069 002A
ISSUE DATE	06/30/2023
CURRENT REVISION	IFC
DESIGNED BY	MAC/GJG
DRAWN BY	REM/GJL
CHECKED BY	GJG
APPROVED BY	MAC

NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

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Exhibit D
Church Street
Streetscape
Ambiance Rendering



STREETSCAPE AMBIANCE

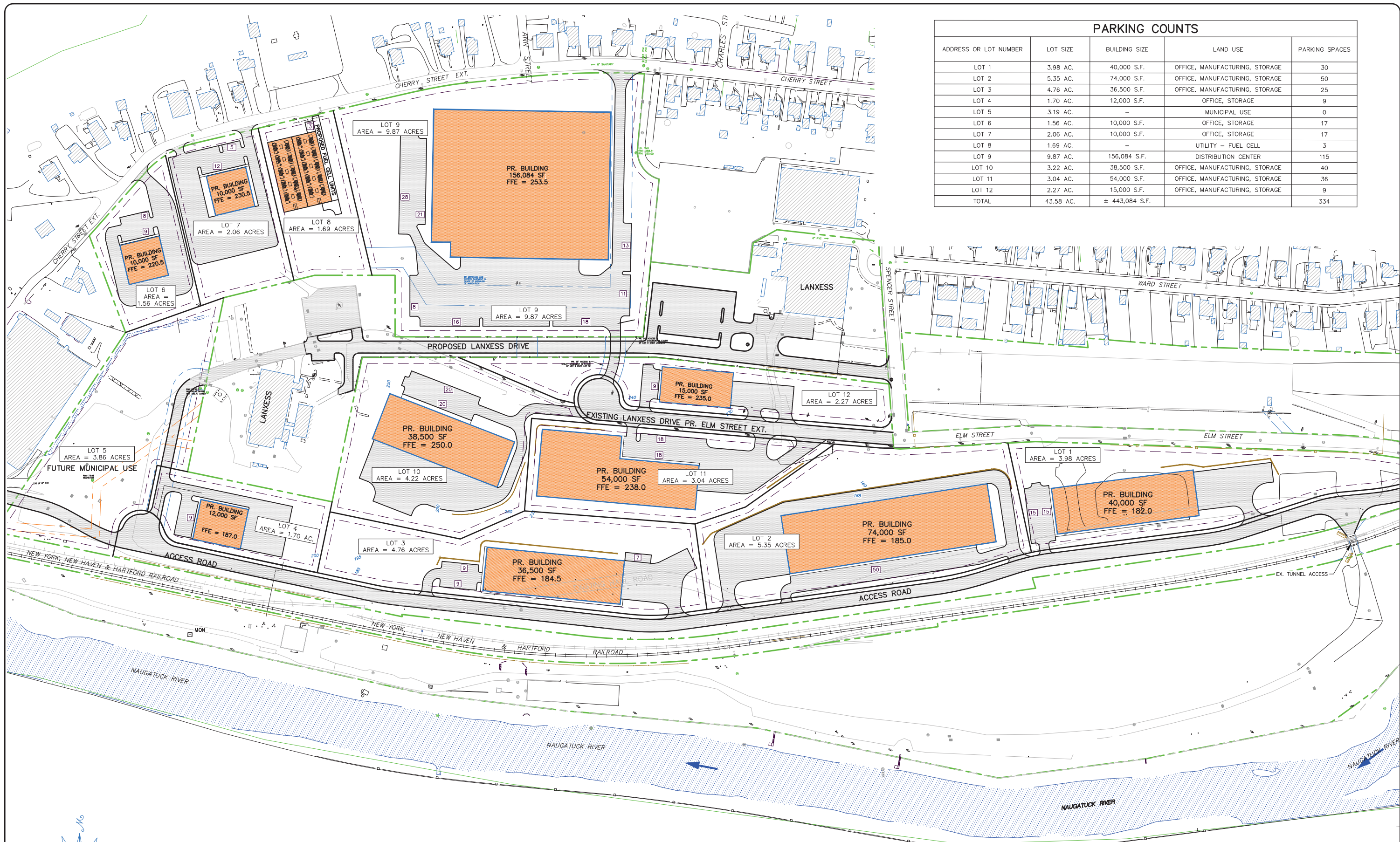
Richter & Cegan Inc.



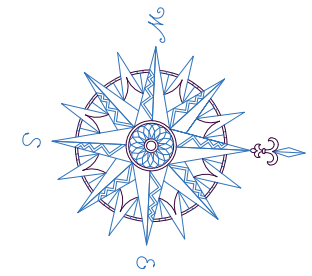
Exhibit E
Naugatuck Industrial Park Phase III
Current Conditions



Exhibit F
Naugatuck Industrial Park Phase III
13 Lot Layout

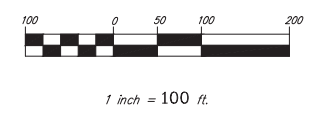


PARKING COUNTS				
ADDRESS OR LOT NUMBER	LOT SIZE	BUILDING SIZE	LAND USE	PARKING SPACES
LOT 1	3.98 AC.	40,000 S.F.	OFFICE, MANUFACTURING, STORAGE	30
LOT 2	5.35 AC.	74,000 S.F.	OFFICE, MANUFACTURING, STORAGE	50
LOT 3	4.76 AC.	36,500 S.F.	OFFICE, MANUFACTURING, STORAGE	25
LOT 4	1.70 AC.	12,000 S.F.	OFFICE, STORAGE	9
LOT 5	3.19 AC.	-	MUNICIPAL USE	0
LOT 6	1.56 AC.	10,000 S.F.	OFFICE, STORAGE	17
LOT 7	2.06 AC.	10,000 S.F.	OFFICE, STORAGE	17
LOT 8	1.69 AC.	-	UTILITY - FUEL CELL	3
LOT 9	9.87 AC.	156,084 S.F.	DISTRIBUTION CENTER	115
LOT 10	3.22 AC.	38,500 S.F.	OFFICE, MANUFACTURING, STORAGE	40
LOT 11	3.04 AC.	54,000 S.F.	OFFICE, MANUFACTURING, STORAGE	36
LOT 12	2.27 AC.	15,000 S.F.	OFFICE, MANUFACTURING, STORAGE	9
TOTAL	43.58 AC.	± 443,084 S.F.		334



NO.	REVISION	DATE

Previous Editions Obsolete



BOROUGH OF NAUGATUCK
 229 CHURCH STREET
 NAUGATUCK, CT 06770

SCHEMATIC SUBDIVISION PLAN

NAUGATUCK INDUSTRIAL COMMONS
 PHASE 3

CIVIL C1

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
 43 SHERMAN HILL ROAD
 (203) 266-0778



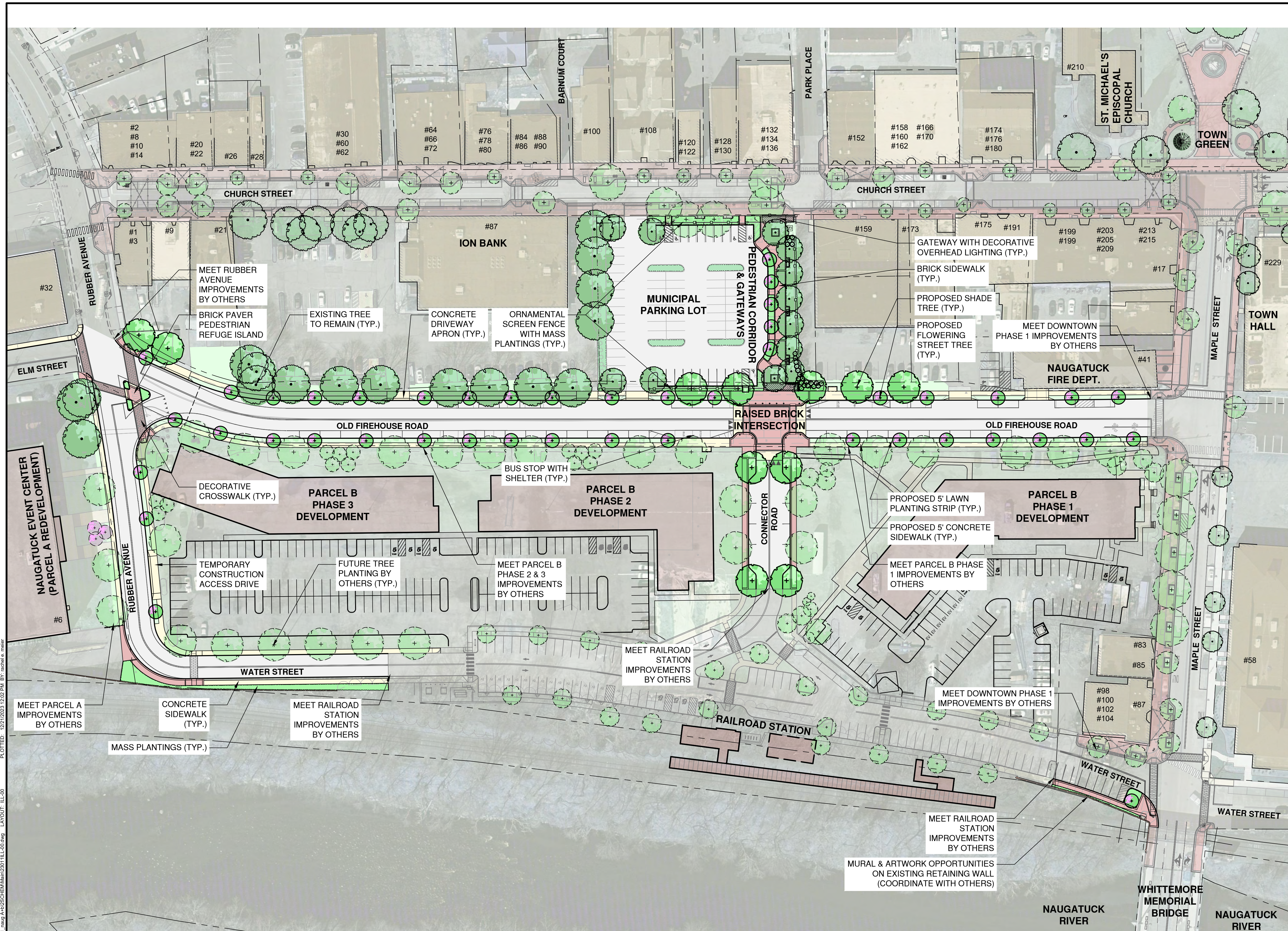
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 DATE: 26 FEB 24
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 DRAWING NO.: **1 OF 1**

Exhibit G
Relocated Train Station
Rendering



Naugatuck Station - Rendered Views
10/20/2023 Michael Baker Intl

Exhibit H
Major Hub Development Project
Schematic Rendering



DRAWING ISSUE

REV	DESCRIPTION	DATE
0	PRELIMINARY DESIGN (30%)	12/22/2023

REVISIONS

REV	DESCRIPTION	DSN	CHK	DATE

**DRAFT
NOT FOR
CONSTRUCTION**

SCALE VERIFICATION

THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

IF IT'S NOT 1 INCH ON THIS SHEET ADJUST YOUR SCALES ACCORDINGLY

0 50 100
SCALE: 1" = 50' SCALE IN FEET
ORIGINAL DRAWING SIZE IS 22 x 34

STREETSCAPE ILLUSTRATIVE PLAN

PARCEL A & B MAJOR HUB DEVELOPMENT
BOROUGH OF NAUGATUCK



BOROUGH OF NAUGATUCK
229 CHURCH STREET
NAUGATUCK, CT 06770

PRELIMINARY DESIGN (30%)

PROJECT NO.	24001774.002A
ISSUE DATE	12/22/2023
CURRENT REVISION	0
DESIGNED BY	MAC/GJG
DRAWN BY	REM/GJL
CHECKED BY	GJG
APPROVED BY	MAC

ILL-00

NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

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PLOTTED: 12/22/2023 12:02 PM BY: rachel.e.meyer

Exhibit I
Parcel B
Current Conditions



Exhibit J
Parcel B
Rendering of Pennrose Phase I
Development Project



Exhibit K
Parcel A
Corvus Capital
Development Architectural
Rendering



NORTH ELEVATION

1/16" = 1' - 0"

NAUGATUCK RIVER APARTMENTS

6 Rubber Ave, Naugatuck CT

Stein | Troost architecture
One Morgan Ave, Norwalk CT

12.22.22