

DOWNTOWNTORRINGTON

It's Happening Here!

WELCOME!

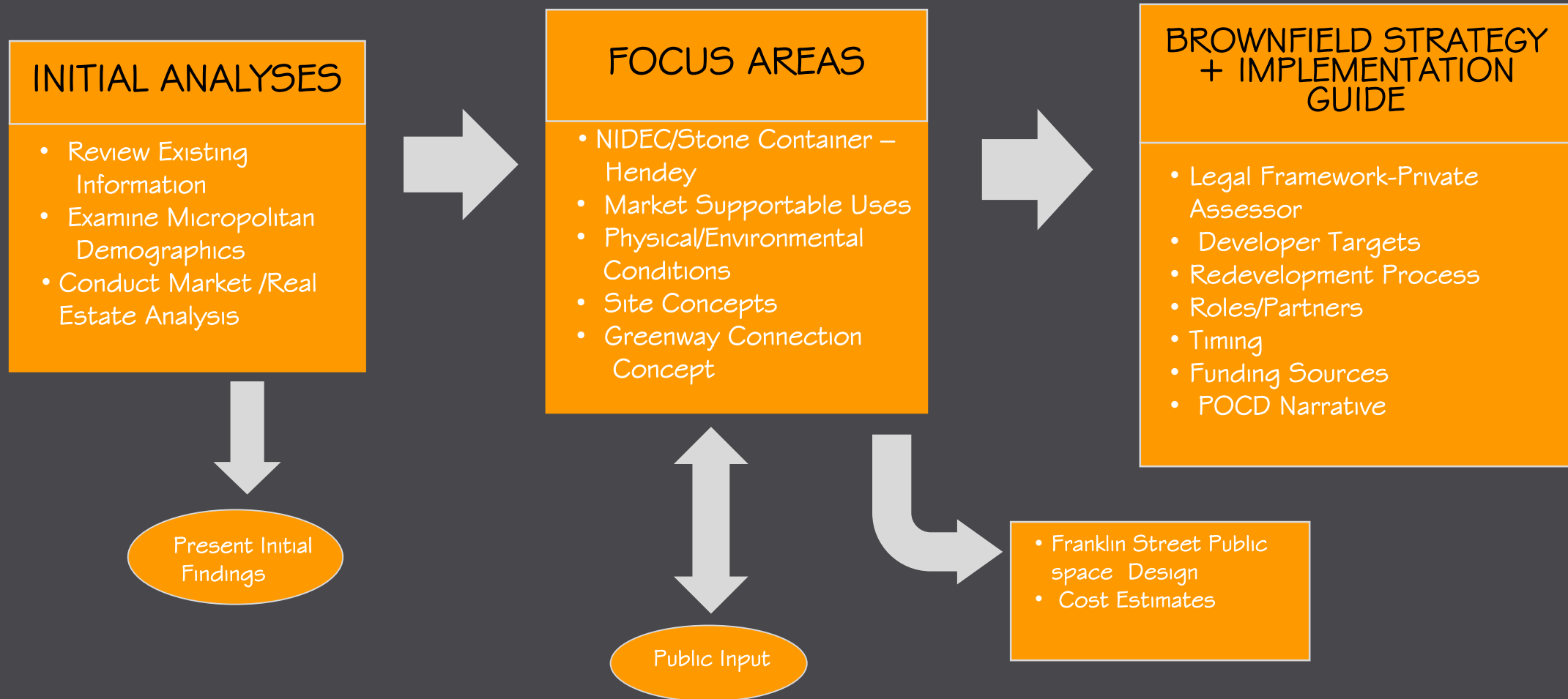


- Torrington Brownfield Area Revitalization Project (BAR)
 - February 6, 2018

Agenda

- Presentation of Draft Concepts
 - NIDEC Redevelopment
 - Franklin Street Public Space
 - Proposed Bus Maintenance Facility
with Stone/Hendey Redevelopment
- Comments & Discussion
- Overview of Brownfield Strategy

Torrington BAR Project



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Focus Areas Concept Plans

Market Analysis Summary

Office

- No additional office space is recommended
- Potential for Co-Working Space

Multi-Family

- Demand Exceeds Supply, 5% of Millennial and Empty Nesters capture @ 10 mile drive supports 288 new units
- MF with many amenities

Hospitality

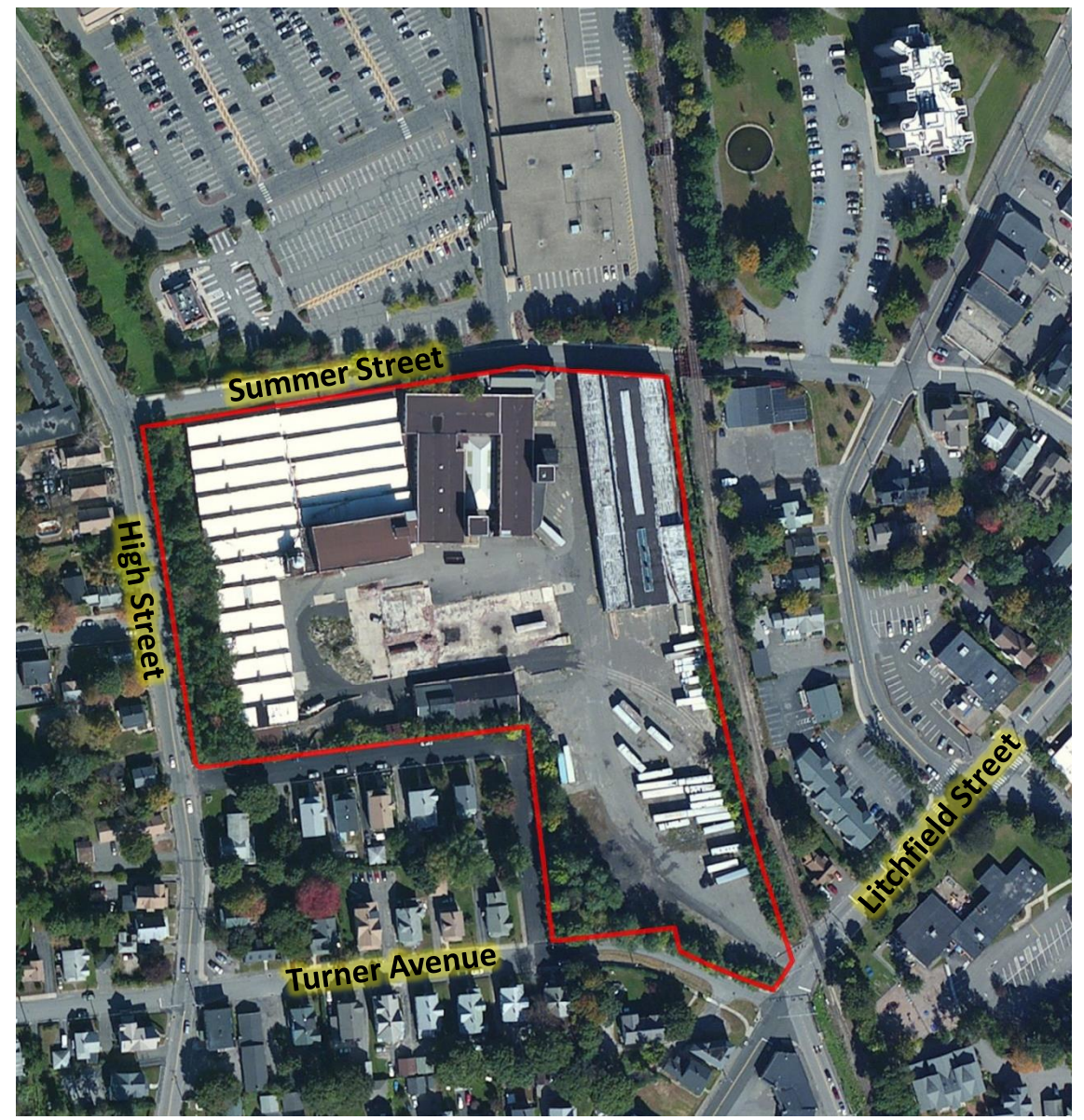
- No new rooms are supported
- Re-instating the existing downtown supply

Retail

- Limited downtown retail is supportable without new residential density
- 12,000 – 32,000 SF currently supportable

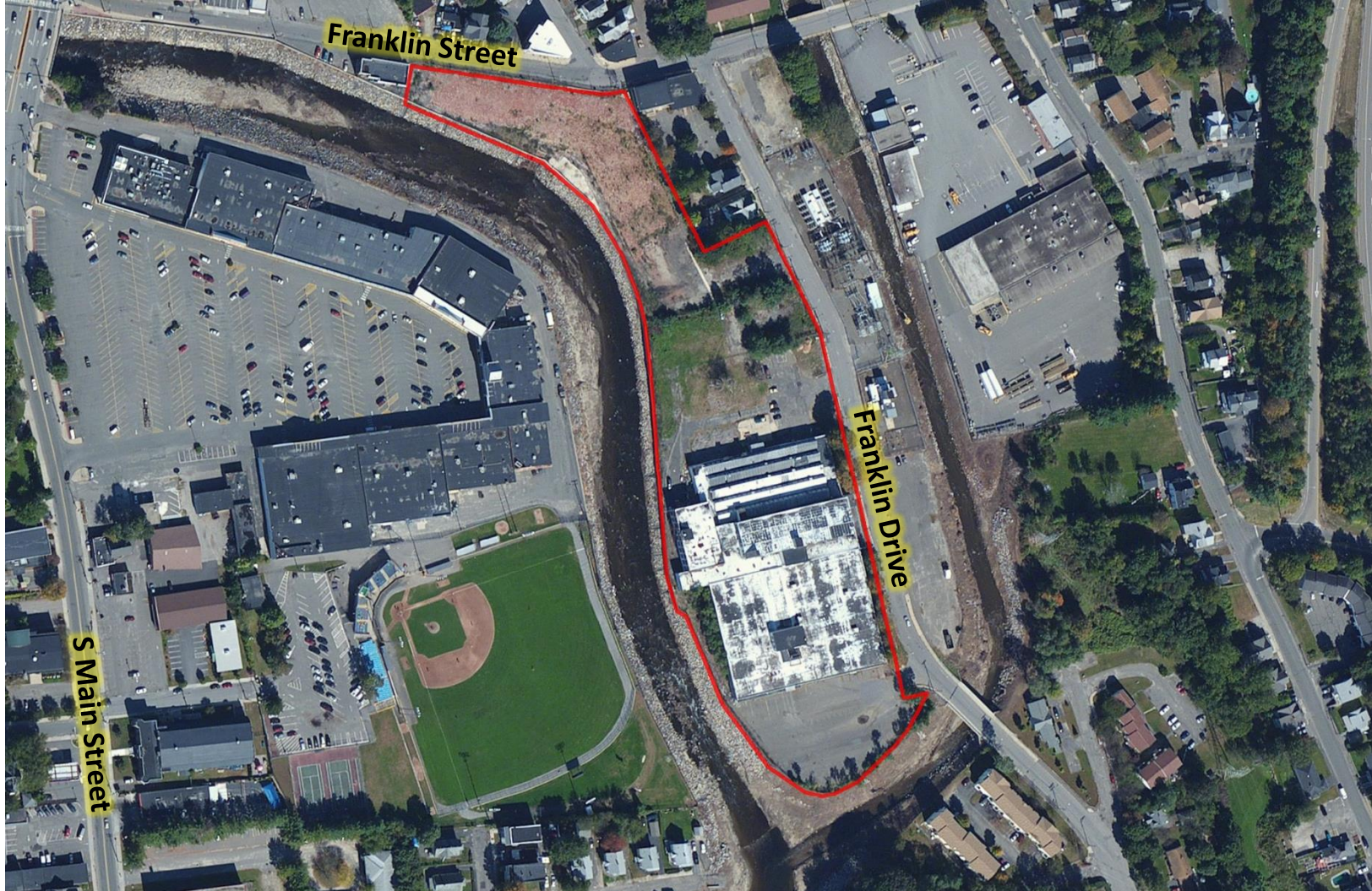


NIDEC



Stone Container/Hendey

NIDEC - Existing



NIDEC Focus Area Objectives

- Create mixed-use opportunity to capture market
- Connect to Greenway/River and Downtown
- Provide open space
- Re-align Franklin Drive
- Screen utility infrastructure

Franklin Dr



Franklin Dr



Existing Utility Infrastructure



View from Franklin Dr



NIDEC – Proposed Concept Plan



- 150 Residential Units
- 13,500 SF Retail/Restaurant
- Re-Aligned Franklin Dr
- On-Street Parking
- Streetscape Improvements
- Pedestrian Crossings over River
- Connection to Greenway/River

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Questions and Comments

Franklin Street - Existing



Objectives for Franklin Street

- Create a destination and connection between The Naugatuck River and Sue Grossman Still River trails, the river, and downtown
- Design a pedestrian-centric public space that allows for vehicular access when needed
- Accommodate special events and programs
- Preserve access to adjacent businesses and enhance the physical and visual context in support of businesses.

Franklin Street View Looking West



Franklin Street View Looking East



Franklin Street - Proposed Concept Plan



Franklin Street – Patterson Park



- Central Plaza Area
- Outdoor seating
- Large canopy trees
- Gateway Pedestrian Kiosk
- Sidewalk/pavement improvements
- Lighting improvements

Franklin Street – Pedestrian Plaza



- Linear plaza/promenade
- Canopy tree/ lighting “belt”
- Sidewalk/pavement improvements
- Designated Greenway Circulation Path
- Outdoor seating/benches

Franklin Street – Proposed Circulation



Option A

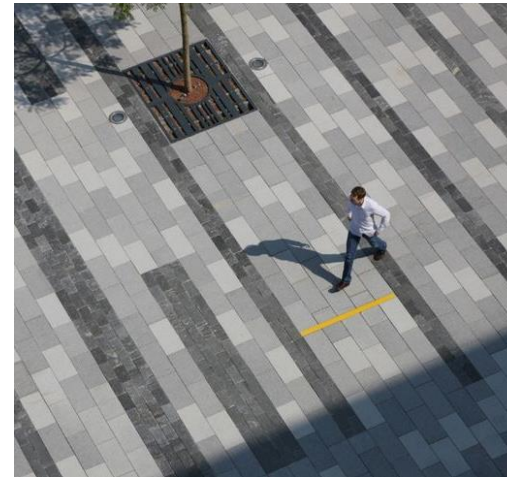
- Property acquisition required



Option B

- Property acquisition not required

Franklin Street Precedent Images



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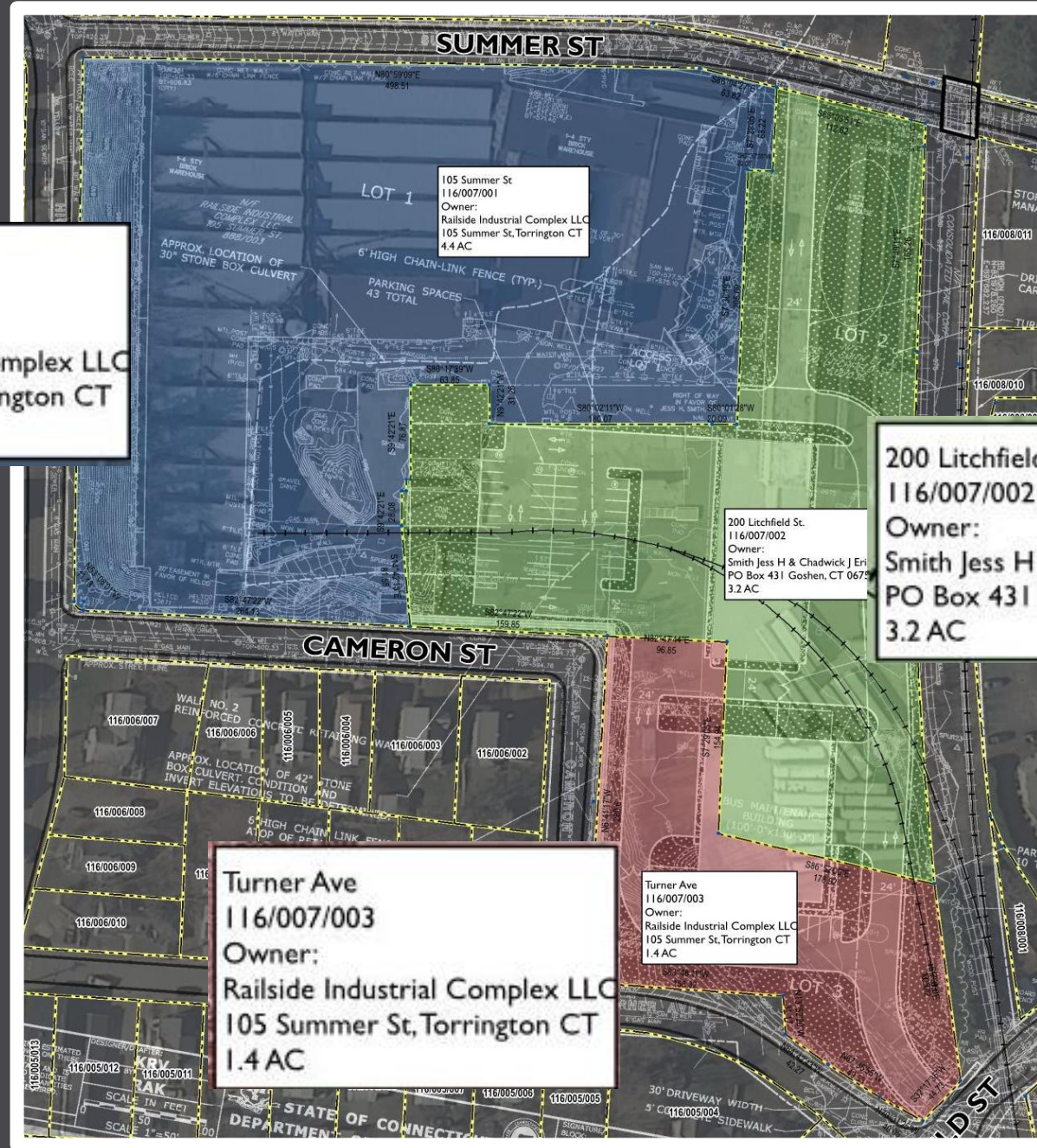
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Stone Container/Hendey Focus Area Objectives

- Attract market-supportable mixed-use development, possibly for intergenerational market along with institutional space
- Adaptively re-use viable historic buildings
- Co-exist with proposed bus maintenance facility and future transit nodes

Stone Container Site

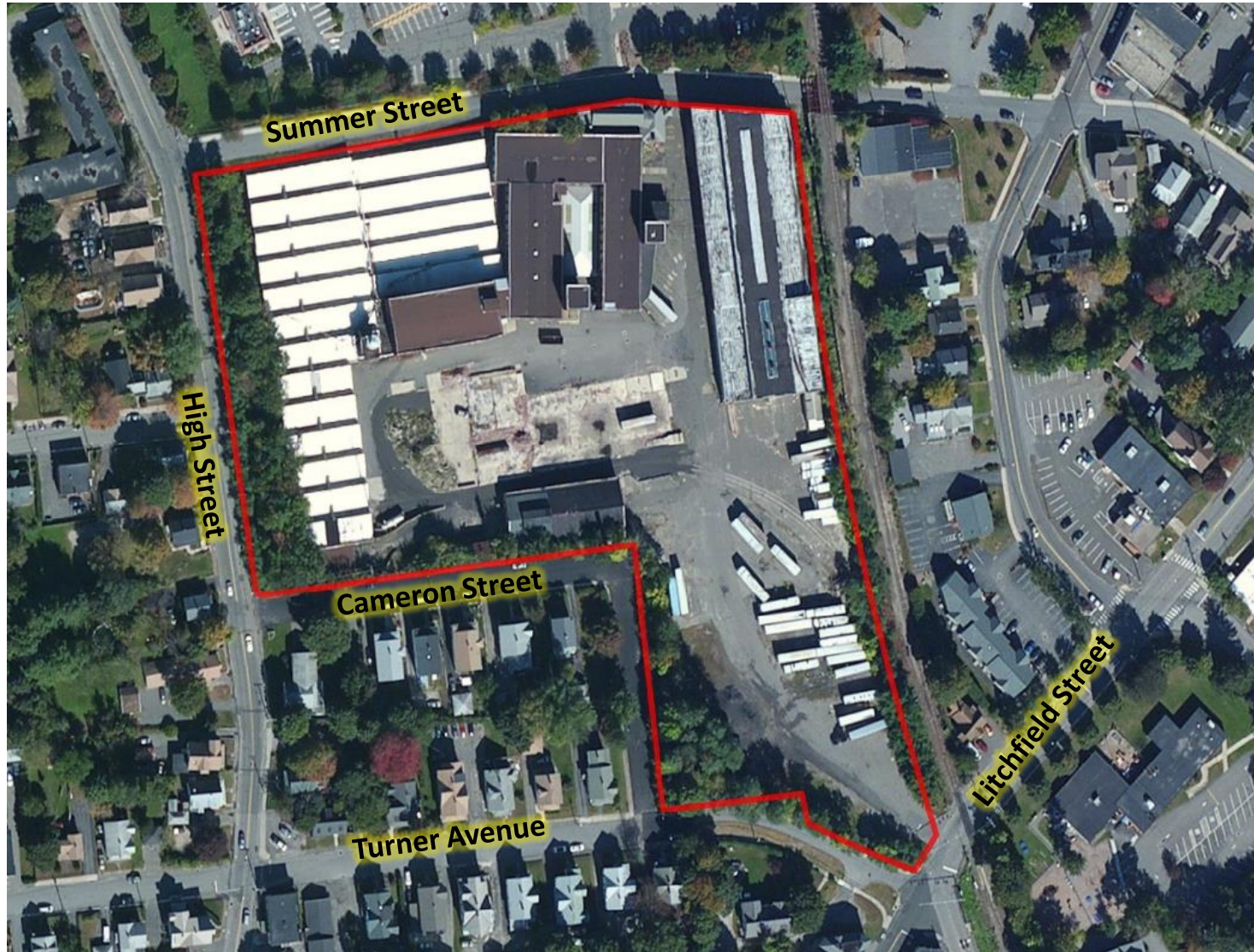
105 Summer St
116/007/001
Owner:
Railside Industrial Complex LLC
105 Summer St, Torrington CT
4.4 AC



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Stone Container Site - Existing





View from Rail Line

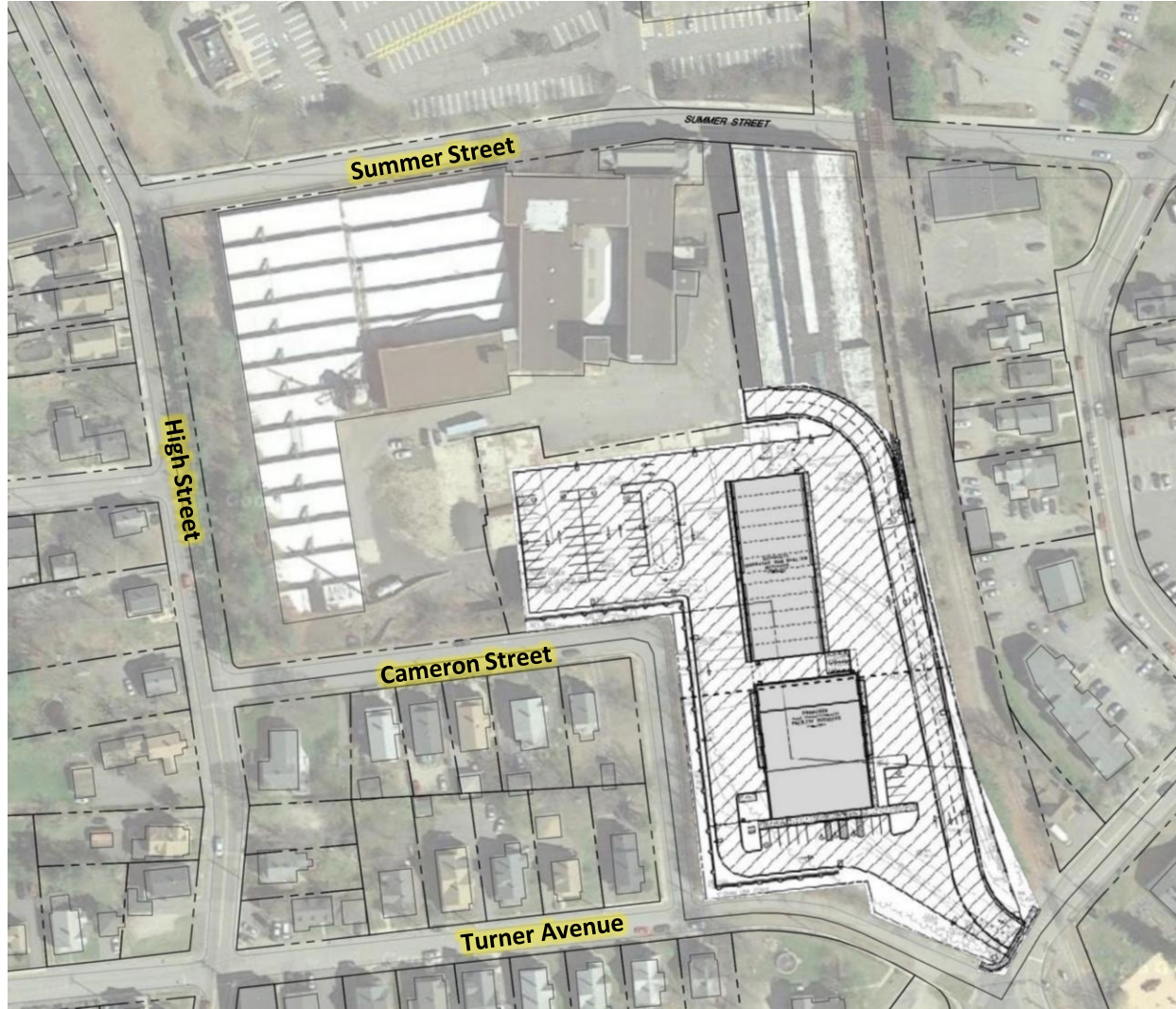
View from Summer St



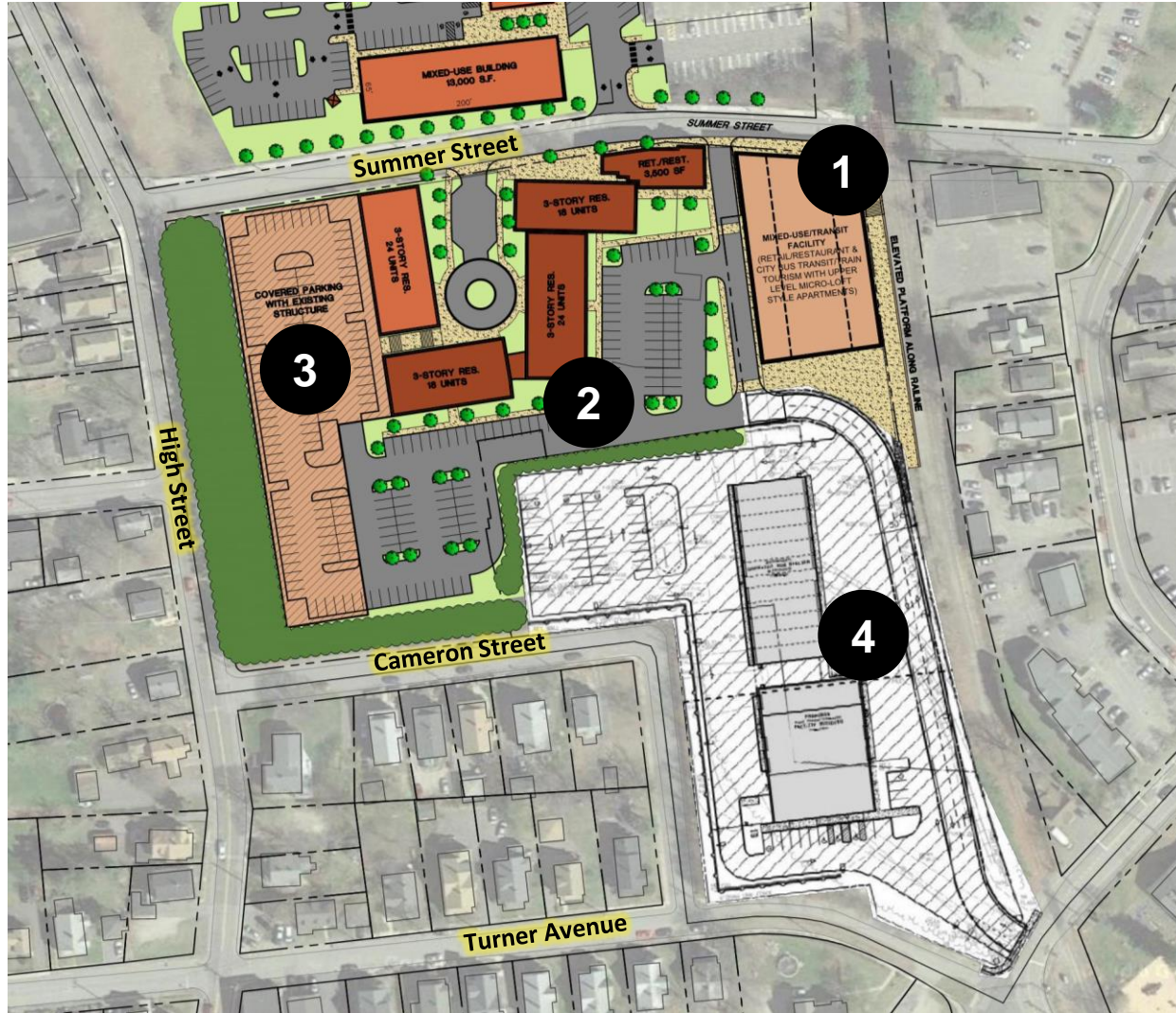
Stone Container Site – Existing Plan



Stone Container Site – Proposed CT DOT Facility



Stone Container Site – Proposed Concept Plan



- Re-use of Stone/Hendey Buildings with mixed-use potential
- 1 “Hendey” Building includes 30,000 sf of proposed restaurant, residential, transit facility, neighborhood commercial and tourism uses
- 2 Provides for at least 84 Residential Units
- 3 “Sawtooth” building converted to covered parking
- 4 CT DOT Bus Facility (southern half of site)

Hendey Machine



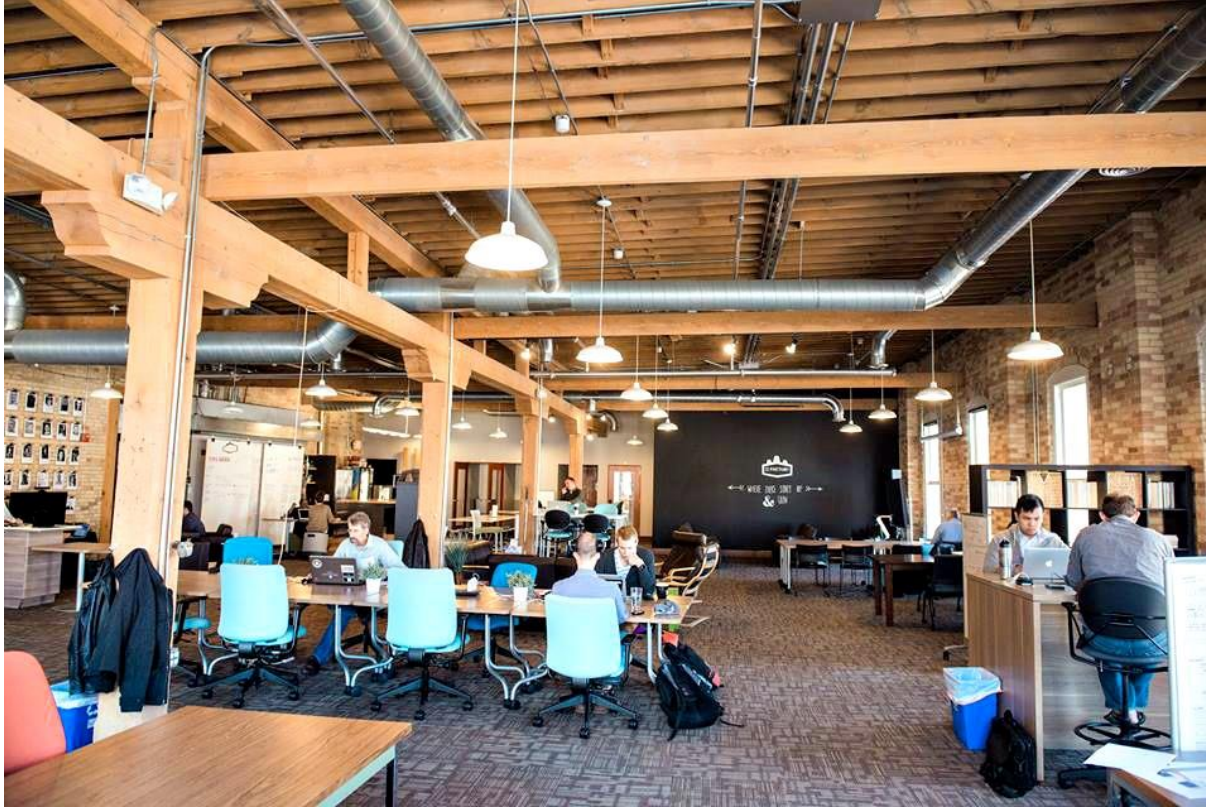
Hendey Machine – Precedence Example



- **Providence Arcade**
incl Microlofts



Hendey Machine – Co-Working Space



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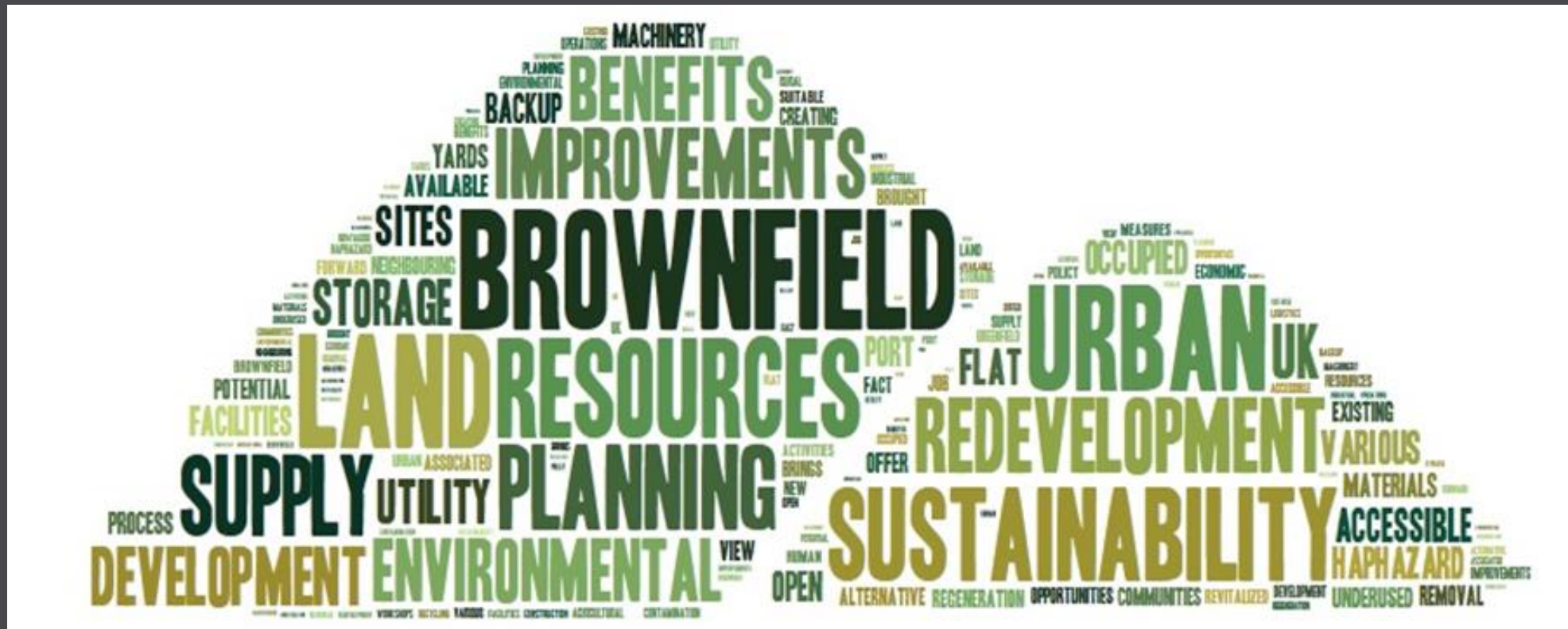
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The Brownfields Strategy

Brownfields are properties for which expansion, redevelopment or reuse may be complicated due to the presence, or potential presence, of hazardous substances, pollutants or contaminants

The impacts of brownfields can extend beyond the boundaries of a property to affect the surrounding community:

- Harm human health and the environment
- Become eyesores and contribute to blight
- Contribute to negative perceptions and limit reinvestment and economic growth
- Reduce tax revenue
- Reduce surrounding property values
- Contribute to crime OR perception of crime



DOWNTOWN TORRINGTON

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In Reality, Brownfields Redevelopment IS Complicated BUT Success is Reaped by the Developer as well as the Entire Community

- Involves multiple disciplines—choreographed, juggled, synthesized
- Typically requires multiple sources of funding (public & private) AND “patient” capital
- Private developers and investors deterred by: COSTS, UNCERTAINTY, LEGAL LIABILITY, REGULATORY PROCESS

**...but brownfields redevelopment is often
the critical link to revitalization**

THIS IS PRECISELY WHY WE NEED THE TORRINGTON BAR PROJECT

Every Brownfields Project is Unique, but
We Need a Strategy to Help Guide Us

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The Brownfields Strategy/Implementation

- Evolution of brownfields in Torrington
- Need for redevelopment planning and jumpstarting private development
- Options for the City: public, private or public-private
- Acceptable & desirable outcomes
- The road to revitalization: process matrix
- Timing & funding
- Decision foundation: POCD

Staying Connected

- The City's website homepage (www.torringtonct.org) links to announcements, presentations and reports.
- **Final Presentation** to unveil the Brownfield Process and the Implementation Guide.
- **Torrington BAR Steering Committee Meetings:** open to the public and dates are posted on the City's website
- **Email Contact:** brownfields@torringtonct.org
- **Twitter Handle:** [@TorringtonBAR](https://twitter.com/TorringtonBAR)

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THANK YOU!



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