Summary of Redevelopment Agency Activity

2008-2017
Parkade: Pre-demolition
Board of Directors Charge to RDA
December 2008

• Expanded RDA from 5 to 12 (later 13) members
• BOD charges Redevelopment Agency to prepare a redevelopment plan as authorized by Chapter 130 of CT General Statutes
• Area of focus: Broad Street commercial area located between West Middle Turnpike & Center Street.
• Any redevelopment plan adopted by RDA subject to approval of Board of Directors.
Redevelopment
Statute Overview
Redevelopment

Improvement by:

• Rehabilitation or demolition
• New construction
• Location or relocation of streets, utilities
• Replanning
Redevelopment area:

- Deteriorated or deteriorating

- Substandard or detrimental to health, safety, welfare
Redevelopment area may be:

- Partly or wholly of vacant or unimproved land
- Structures not themselves substandard but essential to redevelopment
- Need not be contiguous
Redevelopment Plan:

• A description of the area

• Condition, type and use of structures

• Location and extent of land uses

• Location and extent of streets and public works
Redevelopment Plan:

• Schedule of families displaced and analysis of replacement housing

• Present and proposed zoning regulations

• Financial aspects of the plan
Redevelopment Plan process:

• Plan must be submitted to Planning Agency (PZC) prior to adoption by Agency

• Agency must hold a public hearing prior to adoption
Agency must find:

- The area is a redevelopment area
- Executing the plan will materially improve the area
- Sufficient living accommodations are available for displaced families
Agency must find:

- Plan is satisfactory as to:
  - Site planning
  - Relation to Town Plan of Conservation and Development
  - If predominately residential, must have Housing Authority approval
  - Must have approval of the Board of Directors
Property acquisition

• May proceed with acquisition within a “reasonable” time of plan adoption

• May use eminent domain with approval of the Board of Directors

• Board of Directors shall specify time to complete acquisition
Property acquisition

• Title shall be in the name of the municipality

• Agency may clear, repair, operate or insure property while in its possession
Eminent Domain

• Agency establishes compensation for acquisition

• Files the claim and funds in Superior Court

• Is issued certificate of title

• If challenged, court establishes final value
Bonds

- Payable from revenues from the project (e.g. land sales, leases, liens, etc.), taxes or PILOT

- Connecticut Development Authority may issue bonds

- Board of Directors shall authorize the bonds and banks shall be in the name of the municipality
Urban Renewal Project

• Undertakings to eliminate or prevent the spread of slums and blight or deteriorating conditions.
Urban Renewal Project

• Undertakings may include:

  – Compulsory or voluntary repair of buildings
  – Acquisition and demolition of buildings
  – Installation/reconstruction/relocation of streets
  – Disposition of property
Urban Renewal Plan

• In addition to redevelopment plan:
  – Programs of voluntary repairs to buildings
  – Programs of compulsorily repair or demolition of building
  – Enforcement of laws, codes and regulations
  – “Workable plan”
Developing the Plan

• Built on previous studies:
  – 2003 Manchester Parkade/Broad Street Revitalization Study
  – 2005 Broad Street Streetscape Conceptual Design Report

• Interviewed experts in:
  – Commercial development & finance, current real estate trends, public financing options, mixed-use development & medical office market

• Community charrettes
Developing the Plan

• Collaborations with:
  – University of Hartford Center for Integrated Design
  – Capital Region Council of Governments
  – U.S. Environmental Protection Agency

From Grey to Green Report

Concept Rendering from Broad Street Redevelopment Plan
Broad Street Redevelopment Plan
Adopted September 2009

- Broad Street no longer a preferred location for large-scale retail
- Calls for a revitalized, vibrant, mixed-use district in Broad Street redevelopment area.
- Connections to natural assets (Center Springs Park, Bigelow Brook)
Referendum Question #2:

“Shall the Town appropriate $8,000,000 to redevelop and revitalize the Broad Street commercial area {…} including the extension of Center Springs Park to Broad Street, the construction of a greenway along Bigelow Brook, street, sidewalk and other infrastructure improvements, the acquisition of property in the redevelopment area, and for debt administration{…}?”

- **Redevelopment Area- $8,000,000.** {…} The Plan is designed to eliminate blight, improve public infrastructure and develop a mix of residential, commercial, civic and recreational uses.

(Covered expenses: professional services for design, site investigations, project plans, appraisals, environmental assessments and remediation; property acquisition; development agreements; public park or infrastructure improvements)

The Board of Directors must approve the specific activity and appropriation for any use of the funds.
Major Implementation Activity Since 2009

• 2010
  – Town purchases former Parkade site for $1.8 million, gaining site control
  – Town completes environmental investigations on both the Parkade site & vacant, blighted auto related businesses located across Broad Street.
  – Town received a $3 million grant from State of Connecticut for reconstruction of Broad Street.

• 2011
  – Final street improvements design completed & project put out to bid
Referendum Question:

“Shall the Town appropriate $12,000,000 to plan and construct road, sidewalk, Spring Street Bridge and drainage improvements, including Edgerton Street drainage, and to construct the major components necessary to extend Center Springs Park to and provide road and pedestrian connections between, the Park and the Broad Street Redevelopment Area {...}?"

Explanatory text:

Center Springs Park Connection to Broad Street - $825,000

- This will provide funding to construct major components of the vehicular and pedestrian connections from Center Spring Park to the Broad Street Redevelopment Area.
Major Activity
2012

You are cordially invited to:

**DARK SIDE DEMO**
An event to celebrate the demise of a Blight on Broad Street

**MONDAY — MAY 7, 2012**
8:15—8:30 ARRIVAL & LIGHT REFRESHMENTS
8:30 REMARKS & PARKADE BUSTING BEGINS

Blighted buildings of former Parkade demolished
Design concepts for a greenway along Bigelow Brook developed.

New form-based zoning regulations for the redevelopment area adopted.
Regulations encourage a mix of commercial, residential, entertainment, civic, and recreational uses & building forms.
2013

Broad Street reconstruction completed:

- Replacement of the water main & utility relocations
- Replacement of Bigelow Brook culvert
- New granite curbing & sidewalks on both sides of Broad Street
- New street pavement
- New pedestrian lighting
- Landscaping & selected decorative pavement.
After taking title in 2013, three vacant, blighted auto related businesses (“Nichol’s property”) demolished.
2014

- Request for Qualifications solicited in 2013;
  - LiveWorkLearnPlay (LWLP) sole respondent

- Agency engages LWLP to conduct economic & market analysis to identify viable redevelopment opportunities.

- LWLP recommends pursuing a health/medical institution as anchor tenant
  - With supporting residential & niche retail service uses
LWLP (with Fuss & O’Neill) complete Conceptual Development & Business Plan; includes:

- Review of zoning regulations
- Physical testing of site capacity & various development scenarios
- Procured Letters of Intent from prospective development partners
Culvert Replacement
2016

• Entered into 24-month master developer agreement (i.e. – Memorandum of Understanding) with LWLP.

• LWLP undertaking work at own expense, including:
  a) Site planning, physical testing, density studies, alternative design schemes
  b) Ongoing market research for medical, educational, residential, office & retail real estate uses.
  c) Ongoing deal making w/ anchor institutions
  d) Budgeting & financial modeling.
  e) Evaluations & financing initiatives.
  f) Marketing & communications.
  g) Community & stakeholder outreach.
Cross-Easement

L & J Manchester II LLC

Parkade Cinemas

Town-Owned former Parkade

L & J Manchester II LLC

308

346

296

324

334

330

340
Significance of Quiet Title ruling
Constraints on Development Options
Acquired former Asian restaurant at 363 Broad Street to create entrance to Center Springs Park
Site cleared late summer 2016
RDA finalizes design for park entrance connecting Broad Street to Center Springs Park
October 2017: The Center Springs Park extension to Broad Street officially opens