

# 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”

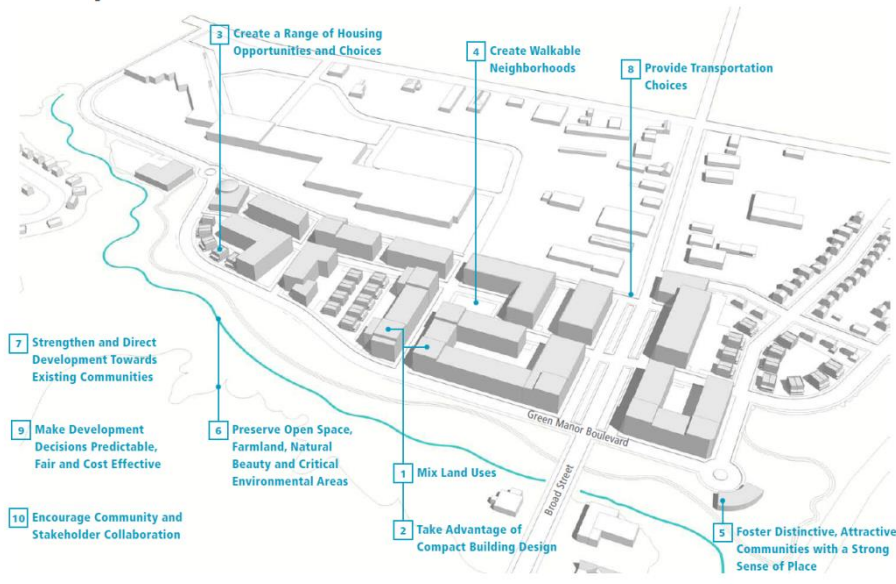
# Developing the Plan

- 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

## Principles of Smart Growth



*From Grey to Green Report*

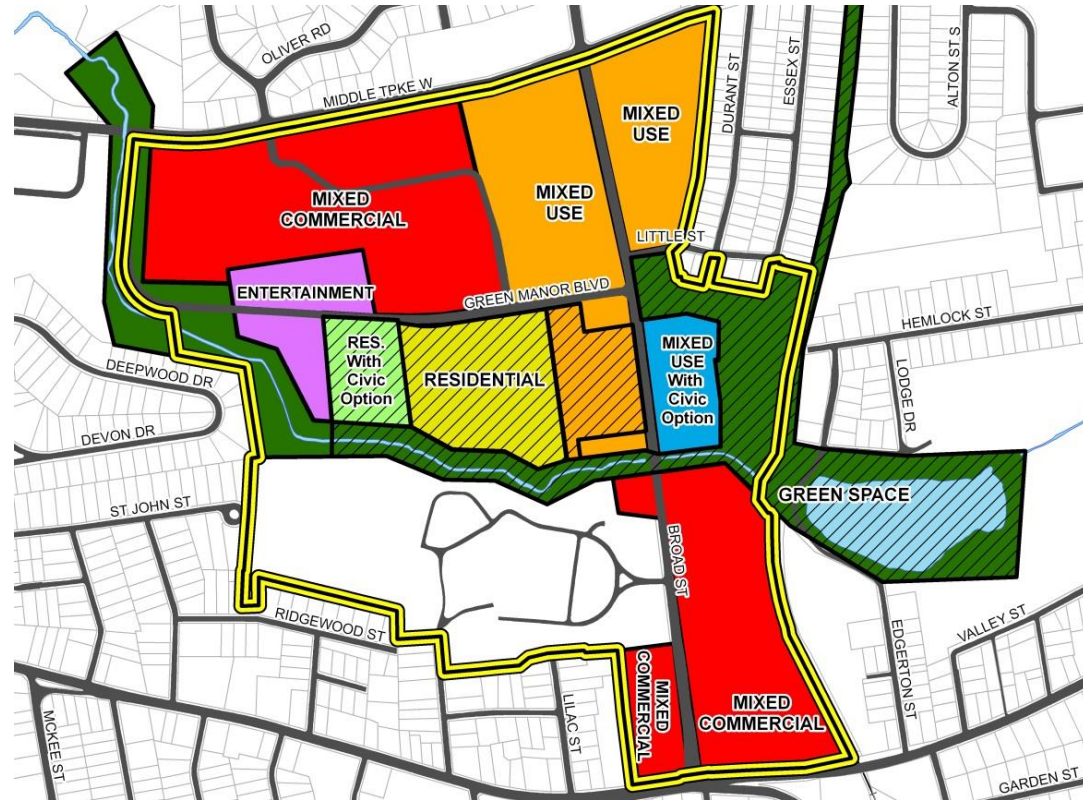


*Concept Rendering from Broad Street Redevelopment Plan*

# 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)



*Proposed land uses for Broad Street district*

# Bond Referendum

November 2009

## 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



# Bond Referendum

November 2011

## 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**



**RSVP TO PLANNING DEPARTMENT 560-647-3044 OR [ANDERSON@MANCHESTERCT.GOV](mailto:ANDERSON@MANCHESTERCT.GOV)**



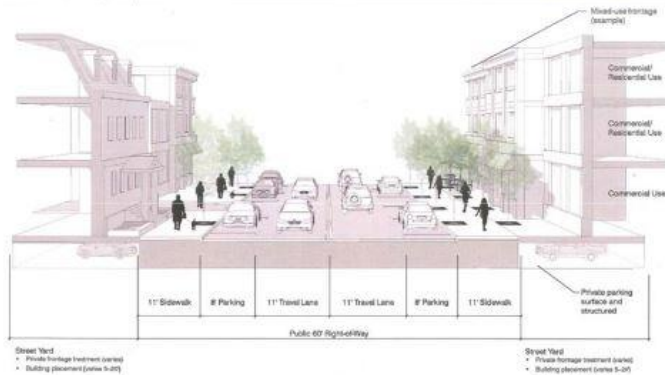
*Blighted buildings of former Parkade demolished*

# 2012

FIGURE 28.2 - BUSINESS DISTRICT (BDS)

Commercial and mixed-use frontages with on-street parking (parallel)

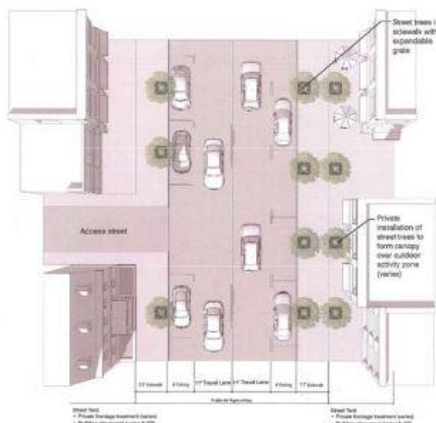
Cross Section/Perspective View



## DESIGN CHARACTERISTICS

<b>Movement</b>	Free Movement
<b>Traffic Lanes</b>	Two-11 foot
<b>Parking Lanes</b>	Both Sides Parallel @ 8 foot Marked
<b>R.O.W Width</b>	60 feet
<b>Pavement Width</b>	40 feet
<b>Traffic Flow</b>	Two Ways
<b>Curb Type</b>	Raised
<b>Curb Radius</b>	15 feet
<b>Vehicular Design Speed</b>	25 MPH
<b>Road Edge Treatment</b>	Curb
<b>Planter Strip Box Width</b>	3 x 3 foot planters with expandable grates
<b>Planter Type</b>	Individual in sidewalk at curb
<b>Planting Pattern</b>	Trees at 40 Feet O.C. Ave
<b>Tree Type</b>	Selected Street Trees
<b>Utilities</b>	All utilities buried
<b>Street Light Type</b>	Pedestrian Scale Ornamental
<b>Street Light Spacing</b>	40 foot intervals
<b>Bike Way Type</b>	Not Dedicated, With flow
<b>Bike Way Width</b>	None
<b>Sidewalk Placement</b>	Both Sides
<b>Sidewalk Width</b>	11 feet public/private extension possible

Plan View



FUSS & O'NEILL

BIGELOW BROOK PARKADE  
MANCHESTER CT



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.





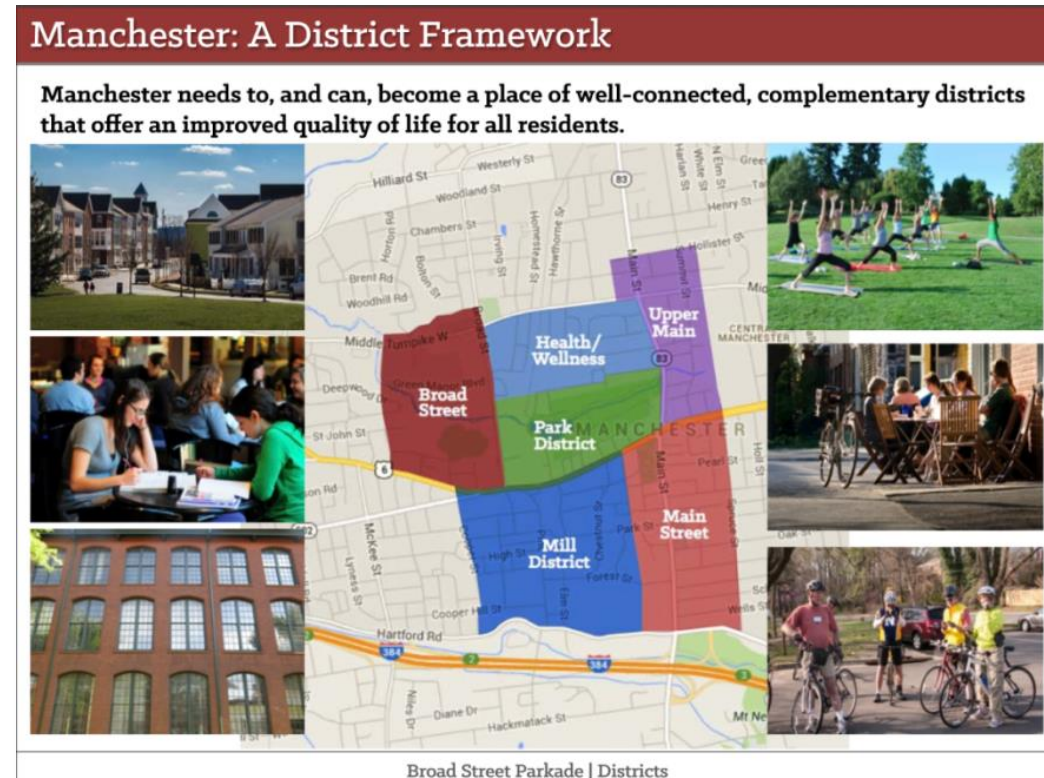
# 2014



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





# 2015

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





2015

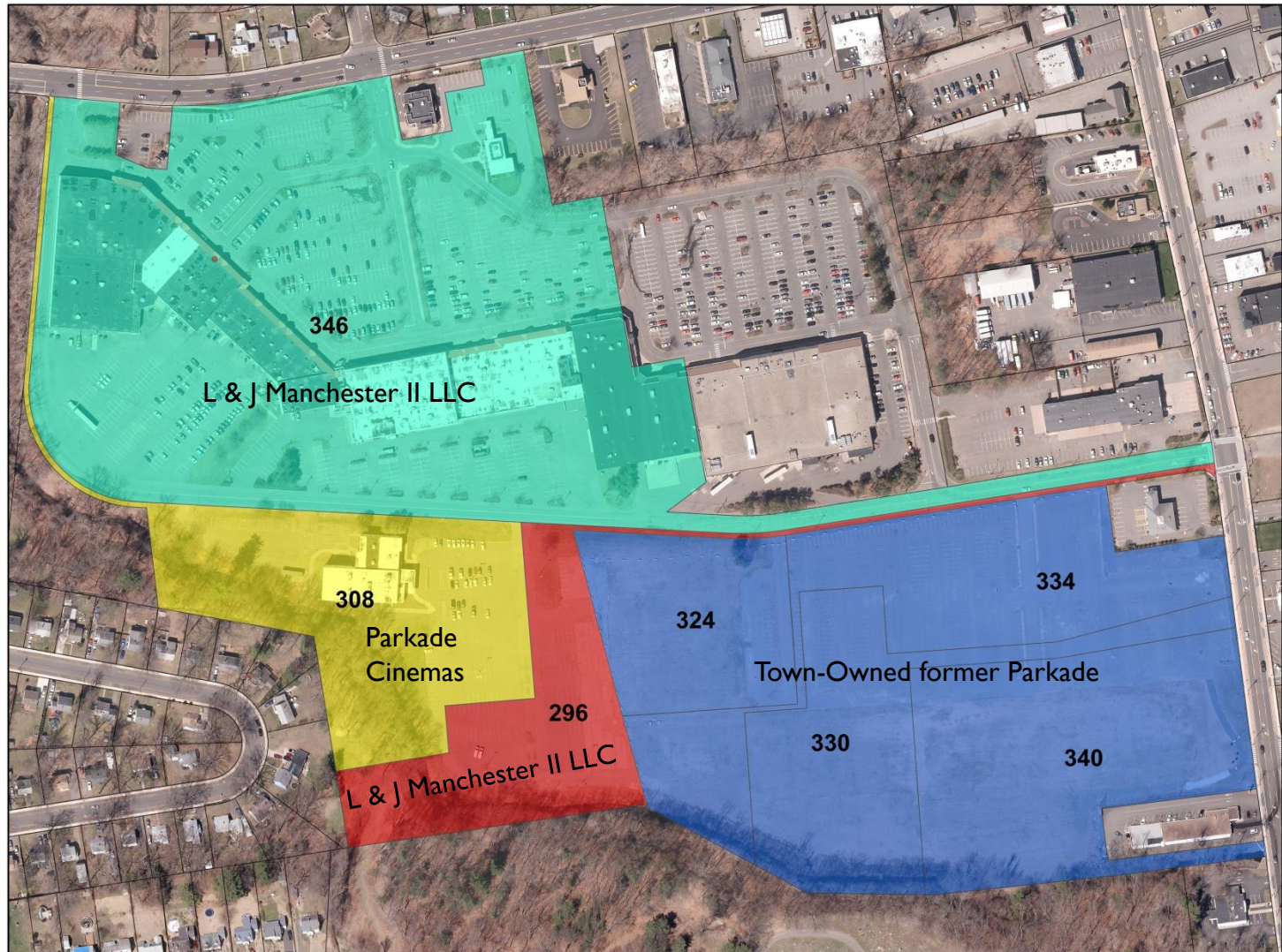




# 2016

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



# Significance of Quiet Title ruling Constraints on Development Options

## APPENDIX B

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Received for Record  
March 23, 1982

at 11:55 A.M. Arrive

*Edward J. Dombiel*  
Trustee



# 2016



Acquired former Asian restaurant at 363 Broad Street to create entrance to Center Springs Park



# 2016

Site cleared late summer 2016





# 2017



RDA finalizes design for park entrance connecting Broad Street to Center Springs Park

# 2017



October 2017: The Center Springs Park extension to Broad Street officially opens