

Welcome to the CEDAS Academy Economic Development Series



CEDAS Academy is a web-based educational learning series developed by the University of Connecticut Extension in collaboration with the Program Committee of the Connecticut Economic Development Association.



WebEx Housekeeping

- **Today's webinar is being recorded.** The full recording will be made available to CEDAS members on the CEDAS member portal www.cedas.org within about a week. Slides will be available on request and at <https://communities.extension.uconn.edu/>.
- **Participant audio has been muted to prevent background noise.** You may join the audio by computer or by phone. +1-415-655-0002
Access code: 648 156 441
- **To submit questions, please use the chat box on your WebEx screen** and submit the text to the panelists. We will be monitoring the chat box and will direct your questions to the presenters during our Q&A at the end of the presentation.
- **After you close your webinar window you will be directed to an short evaluation.** Please take a moment to tell us how we did!

Advancing the Practice of Economic Development in Connecticut



Connecticut Economic Development Association, is a not-for-profit organization committed to advancing the practice of economic development within the state of Connecticut. CEDAS encourages communication among its members by providing a forum for discussion and information exchange.

Introducing the 2018 Board of Directors

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www.cedas.org

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Development & Events

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Resource & Community
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Join us: www.cedas.org

Adaptive Reuse of Historic Mills - Resources and Tools

A CEDAS Academy Webinar

September 27, 2018 | 11:00 a.m. - 12:00 p.m. ET

This webinar is free and offered as a cooperative program of CEDAS and the University of Connecticut Extension Program in Community & Economic Development.



Today's Presentation

This webinar is part of our Reuse, Recycle, Rejuvenate Series and we hope you learn:

- The status of adaptive reuse in Connecticut as well as resources, programs and policies that your community can use to get started
- Lessons learned from other communities in working to adapt and reuse an historic structure
- Resources and tools your community can use to engage small or larger scale adaptive reuse of structures

Our Presenters



Renee Tribert, Program Manager, Making Places Program, Connecticut Trust for Historic Preservation

Renée Tribert joined the Connecticut Trust as Project Manager of Making Places in 2014, after sixteen years in environmental consulting. She has an MS in Historic Preservation from the University of Pennsylvania, is a published author, and has been curator at the Harriet Beecher Stowe House and collections manager at the New Britain Museum of American Art. Connecticut Trust staff work with preservation and community groups, municipalities, organizations and individuals to identify and provide tools and guidance for preservation.



Jason Vincent, AICP

Jason Vincent, AICP is Director of Planning for the Town of Stonington. Jason worked in both the public and private sectors on various economic development initiatives over the past 22 year. Since 2002, Stonington has approved four adaptive reuse mill projects, providing over 150 multi-family housing units (34 affordable) and enabling over \$50MM in private investment.



RESTORING AND REUSING OUR INDUSTRIAL HERITAGE

Renée Tribert

Making Places and Preservation Services

Connecticut
still revolutionary



We assist and champion historic places



We protect and invest in historic places

grants
loans
easements



We identify and promote historic places

cttrust.org

towngreens.com

connecticutbarns.org

lhdct.org



 **Barns**
Historic Barns of Connecticut

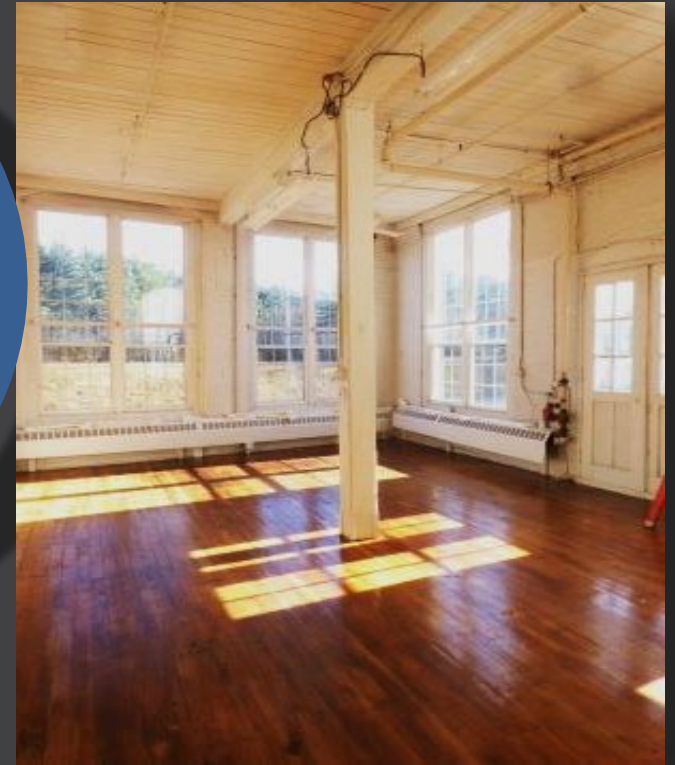


Making Places

Historic
Resource
Inventory

Financial/
Technical
Assistance

Clearinghouse
Network





Making Places of Connecticut



A PROJECT OF THE
CONNECTICUT TRUST FOR HISTORIC PRESERVATION

HOME

MAKING PLACES

THE CONNECTICUT MILL

MILL COMMUNITIES

FIND MILLS

CONTACT US

Tour Connecticut Mills By County

Fairfield County

Hartford County

Litchfield County

Middlesex County

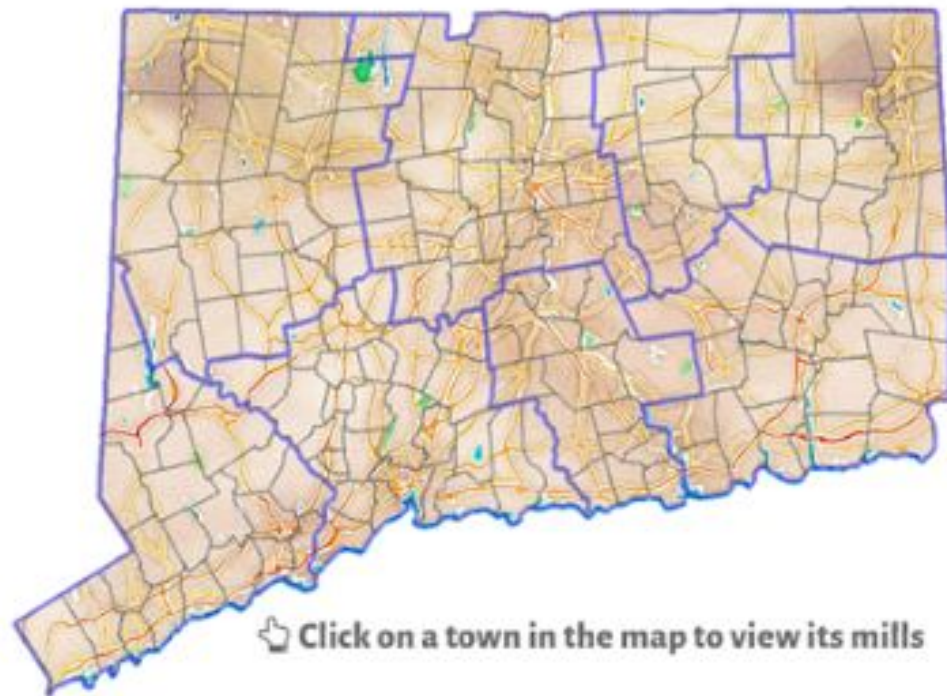
New Haven County

New London County

Tolland County

Windham County

The Mills of Connecticut



Click on a town in the map to view its mills

IMPORTANT NOTE REGARDING MILLS ON PRIVATE PROPERTY:
YOU MAY TAKE PHOTOGRAPHS FROM THE PUBLIC RIGHT OF WAY,
BUT YOU MAY NOT ENTER PRIVATE PROPERTY WITHOUT PRIOR APPROVAL FROM THE OWNER - TO DO OTHERWISE IS ILLEGAL.
PLEASE RESPECT THE OWNERS' RIGHTS AND PRIVACY.

connecticutmills.org



Obstacles

Size
Physical condition
Environmental issues
Zoning considerations



AND

Opportunities

Location
Flexibility
Interior Space
Financial Incentives



TIF

ORBD

GRANTS/LOANS/
LIABILITY RELIEF

BROWNFIELD
LAND
BANK



CHFA
FINANCING

DECD
GRANTS/LOANS

NDC
TECHNICAL
ASSISTANCE

C-PACE
FINANCING

ZONING
OVERLAYS

LoCIP
MUNICIPAL
FUNDING

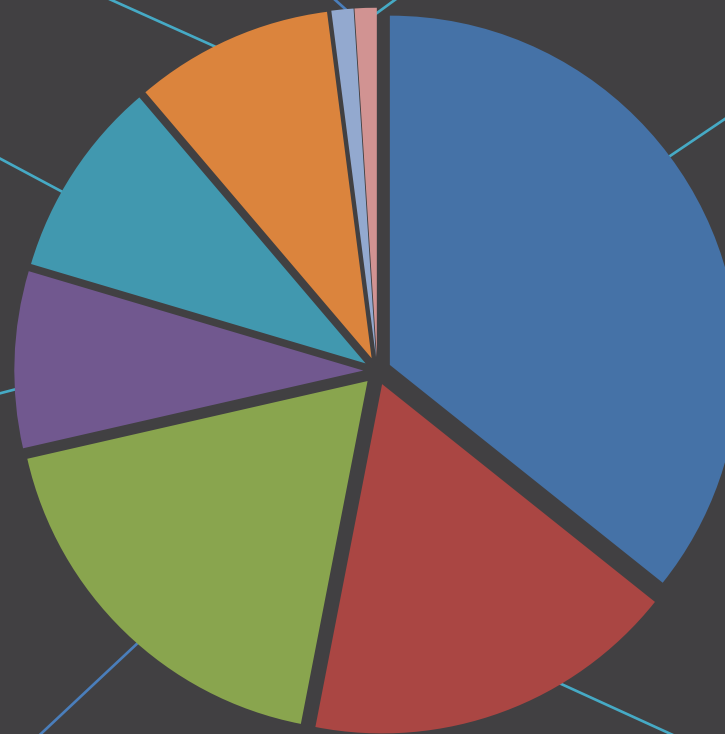
CDFA
TECHNICAL
ASSISTANCE

Federal LIHTC

SHPO

CT HRTC

Federal RTC



- Residential
- Mixed Use
- Office
- Retail
- Industrial
- Restaurant
- Museum
- School

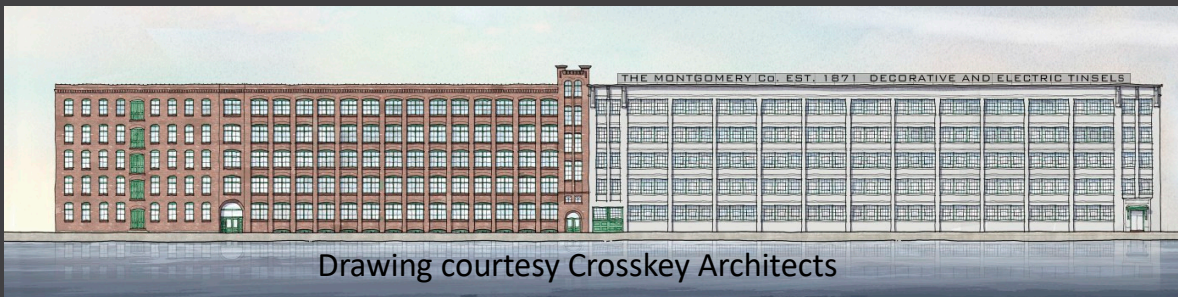
Trending Re-uses

REMINGTON RAND BUILDING			
180 Johnson Street			
I.D. MAIL SYSTEMS INC.	DEMERS EXPO SERVICES INC.	DAVID A. LENZ LANDSCAPE SERVICE LLC	MD LAWNCARE
VERETT ELECTRICAL CONTRACTOR LLC	MODERN SELF DEFENSE CENTER	CROSSFIT RELIGION	COUGHLIN SERVICES
FAT CITY CUSTOM	REFUGE GYM	FLOORING	OAK RIDGE LAWN CARE
AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE
AVAILABLE	RENTAL	INFORMATION	860-324-8616
No Trespassing • No Soliciting • Emergency Contact: 860-324-8616			

Montgomery Mill Windsor Locks

197,000 SF

Beacon Communities Development
160 mixed income residential units
Construction began in 2018



Funding Sources:

1 st mortgage	\$ 7.2 million
LIHTC equity	\$ 17.1 million
Fed HTC equity	\$ 9.7 million
CT HRTC equity	\$ 12.2 million
DECD Urban Act	\$ 4.0 million
Brownfields	\$ 4.0 million
DOH loan	\$ 6.0 million
TIF	\$ 0.5 million
Deferred fee/ Owner equity	\$ 1.9 million

Project Cost: \$ 62.6 million

Remington Rand Middletown

184,000 SF



City of Middletown
Ownership through foreclosure
1999-2000
Small business incubator

Funding Sources:
\$350,000 forfeited taxes
\$250,000 CDBG acquisition
\$756,000 DECD grant for
water/sewer extension
\$400,000 EPA clean-up
\$213,300 ECDBG
\$200,000 EPA-DECD clean-up
\$200,000 DECD loan

Project Cost:
Unknown - over \$2.5 million



Hockanum Mill Rockville/Vernon

150,000 SF



Kaplan Millworks LLC
Mixed use: New England
Motorcycle Museum,
motorcycle repair, brewpub
In progress since 2012

Funding Sources:
private equity
\$296,000 Brownfields hazmat
\$2 million Brownfields
development loan
\$750,000 Fed HTC and CT
HRTC reservation

Project Cost to Date:
\$6.5 million

Upson Nut Unionville/Farmington

184,000 SF



Parker Benjamin Real Estate Services LLC
Mixed use in large building
5 residential units in small building
Work began in 2013; lease-up started in 2015.

Funding Sources:
\$1 million private equity
\$1.5 million infrastructure upgrades by the town



The Hilliard Mills Manchester

103,000 SF



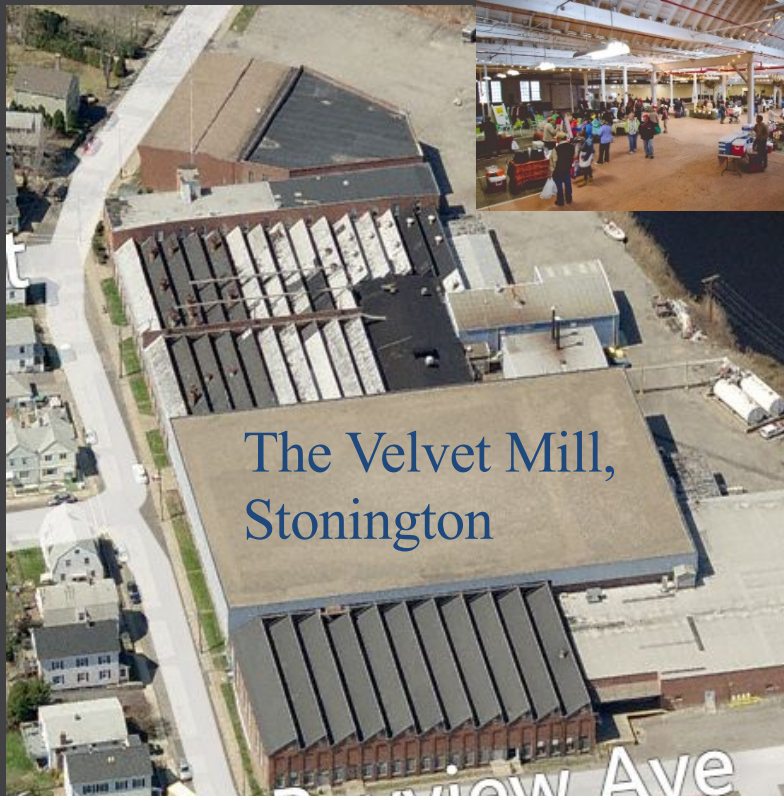
Hilliard Mills LLC
Mixed Use: offices,
music/recording/
photography studios,
yoga, catering, brewpub

Funding Sources: private
debt/equity

Project Cost: approx. \$3
million to date

Planned Activities:
application for HRTC for
rehab of 1895 wood
frame block (far left)





The Velvet Mill,
Stonington



Whiting Mills, Winsted



Sanseer Mill, Middletown



Bridgeport Vehicle Co.



NEST
arts factory
1720 Fairfield Ave Bridgeport CT

Cyril Johnson Woolen

Stafford Springs 500,000 SF



American Woolen Co.
Industrial/textile
Operations began in 2014

Funding Sources:
\$300,000 DECD loan
\$100,000 DECD grant for
building acquisition
Private Equity

Project Cost:
\$5,000,000 with planned future
investment



Fafnir Bearing New Britain

122,850 SF



Mixed commercial and industrial uses:
Addaero Mfg.
Viking Kitchen Cabinets
H & S Beverage





Making Places of Connecticut



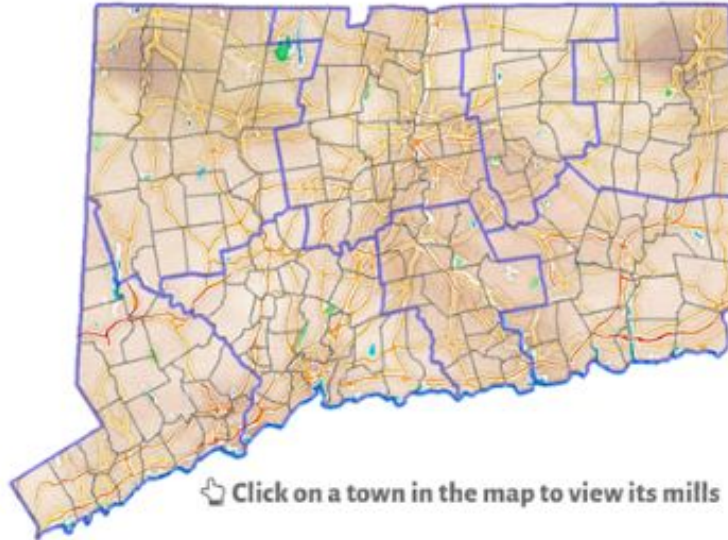
A PROJECT OF THE
CONNECTICUT TRUST FOR HISTORIC PRESERVATION

HOME | MAKING PLACES | THE CONNECTICUT MILL | MILL COMMUNITIES | FIND MILLS | CONTACT US

Tour Connecticut Mills
By County

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The Mills of Connecticut



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connecticutmills.org



got mill?

contact Renée Tribert
rtribert@cttrust.org
203-562-6312

CEDAS PRESENTATION



Jason Vincent, Town of Stonington Department of Planning
Referenced resources available at <http://s.uconn.edu/cedasacademy>

TOWN OF STONINGTON

DEPARTMENT OF PLANNING

SEPTEMBER 27, 2018

OVERVIEW

- Market Alignment
- Master Plans
- Zoning
- Parking
- Code Correction
- Historic
- Dreaming

Vacant Properties are
Often **Functionally
Obsolete**

You Can't Fix Them With
the **Wrong Tools**



WHY IS IT UNUSED?

	SINGLE	MULTIPLE	NEIGHBORHOOD
DEFERRED MAINTENANCE			
UNOCCUPIED			
ABANDONED			



WHY IS IT UNUSED?

		SINGLE	MULTIPLE	NEIGHBORHOOD
VACANT	DEFERRED MAINTENANCE			
	UNOCCUPIED			
	ABANDONED			

WHY IS IT UNUSED?

		SINGLE	MULTIPLE	NEIGHBORHOOD
VACANT	DEFERRED MAINTENANCE			
	UNOCCUPIED			
	UNOCCUPIABLE			
	ABANDONED			



WHY IS IT UNUSED?

		SINGLE	MULTIPLE	NEIGHBORHOOD
VACANT	DEFERRED MAINTENANCE	OWNER CAPACITY		
	UNOCCUPIED			
	UNOCCUPIABLE			
	ABANDONED			REGIONAL OBSOLESCENCE

WHY IS IT UNUSED?



WHY IS IT UNUSED?



WHY IS IT UNUSED?



WHY IS IT UNUSED?

43 ACRES OF PRIVATELY-OWNED LAND

160 BUILDINGS

1.74MM SQUARE FEET OF BUILDINGS



WHY IS IT UNUSED?

43 ACRES OF PRIVATELY-OWNED LAND

160 BUILDINGS

1.74MM SQUARE FEET OF BUILDINGS

40% VACANCY
696,000 SF



WHY IS IT UNUSED?

43 ACRES OF PRIVATELY-OWNED LAND

160 BUILDINGS

1.74MM SQUARE FEET OF BUILDINGS

40% VACANCY
696,000 SF

65% OF VACANT
SPACE IS
UNUSEABLE



WHY IS IT UNUSED?

43 ACRES OF PRIVATELY-OWNED LAND

160 BUILDINGS

1.74MM SQUARE FEET OF BUILDINGS

PROPERTY
OWNER
CAPACITY

ABSENT	UNDER WATER	NOT REALISTIC	NO CAPACITY	NO MOTIVATION	TOO EXPENSIVE
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WHY IS IT UNUSED?

43 ACRES OF PRIVATELY-OWNED LAND

160 BUILDINGS

1.74MM SQUARE FEET OF BUILDINGS

PROPERTY
OWNER
CAPACITY

ABSENT	UNDER WATER	NOT REALISTIC	NO CAPACITY	NO MOTIVATION	TOO EXPENSIVE
37%	15%	19%	29%	36%	14%



WHY IS IT UNUSED?

43 ACRES OF PRIVATELY-OWNED LAND

160 BUILDINGS

1.74MM SQUARE FEET OF BUILDINGS

PROPERTY
OWNER
CAPACITY

MARKET ISSUES

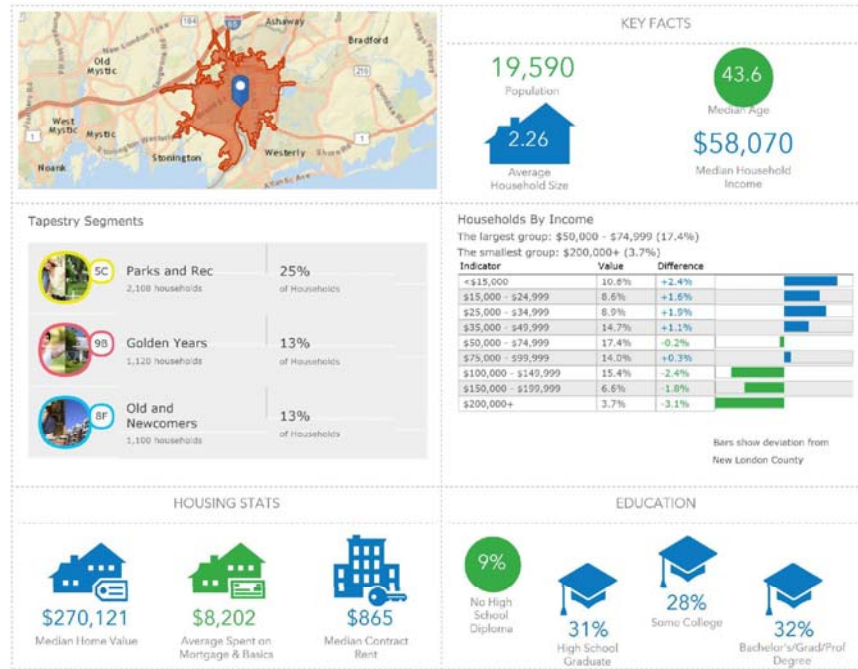
ABSENT	UNDER WATER	NOT REALISTIC	NO CAPACITY	NO MOTIVATION	TOO EXPENSIVE
37%	15%	19%	29%	36%	14%



MARKET ALIGNMENT

DEMOGRAPHIC & SOCIOECONOMIC REALITY

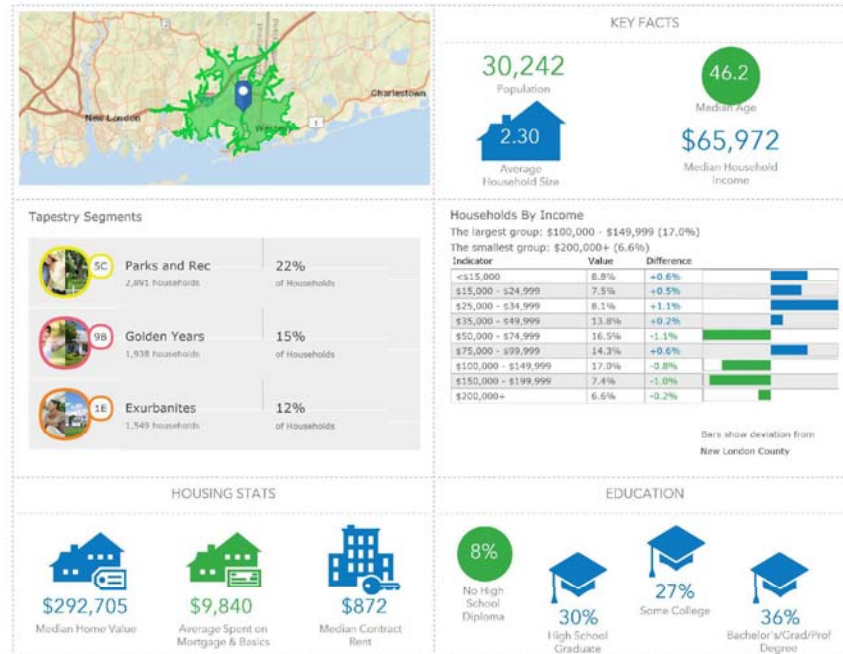
8-Minute Drive Time – Demographic & Socio-Economic Summary



MARKET ALIGNMENT

DEMOGRAPHIC & SOCIOECONOMIC REALITY

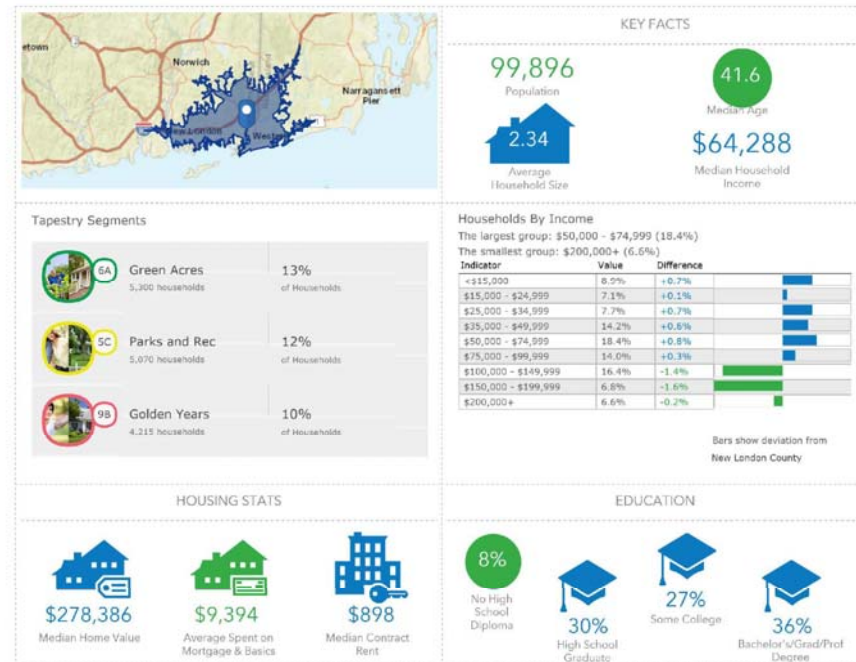
13-Minute Drive Time – Demographic & Socio-Economic Summary



MARKET ALIGNMENT

DEMOGRAPHIC & SOCIOECONOMIC REALITY

23-Minute Drive Time – Demographic & Socio-Economic Summary



MARKET ALIGNMENT

MOST PUBLIC
PLANS ARE
IMPLEMENTED
BY THE
PRIVATE
SECTOR



TOWN
PLAN



MARKET ALIGNMENT

MOST PUBLIC
PLANS ARE
IMPLEMENTED
BY THE
PRIVATE
SECTOR



TOWN
PLAN

TOWN
ZONING

MARKET ALIGNMENT

MOST PUBLIC
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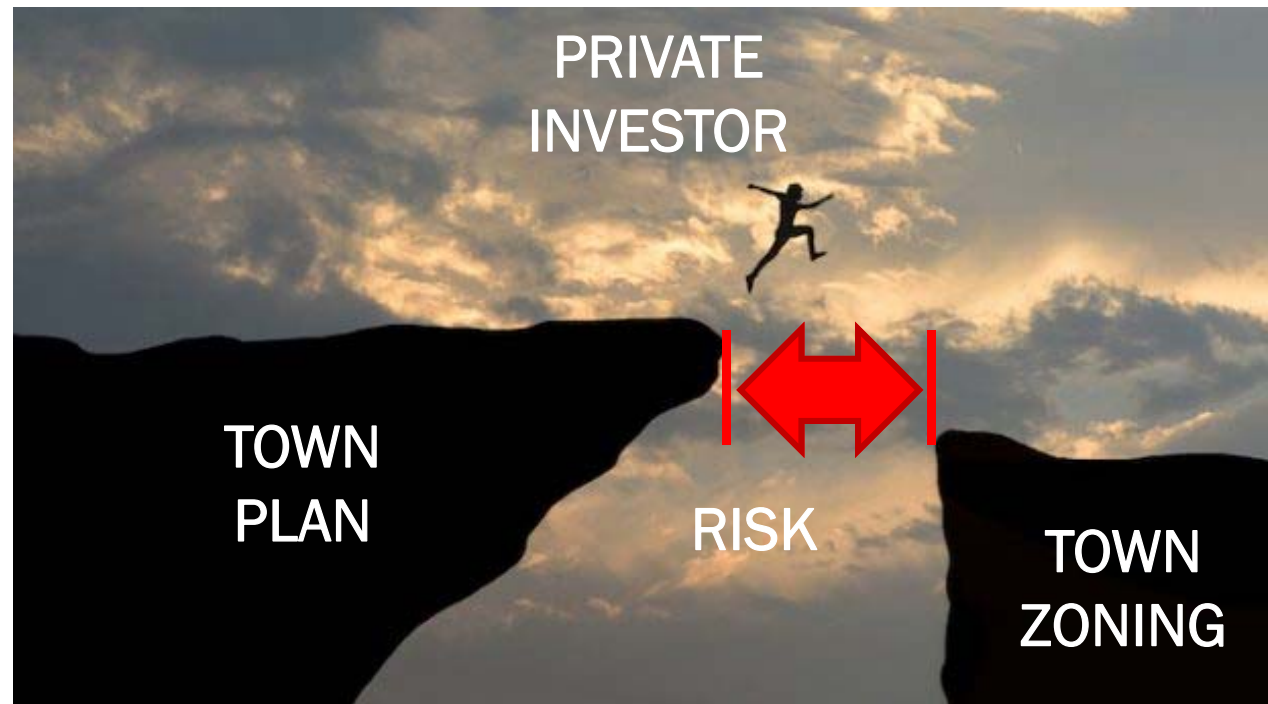
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MARKET ALIGNMENT

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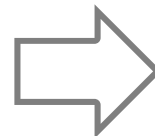
MARKET ALIGNMENT

IS THE
PROJECT
BANKABLE?

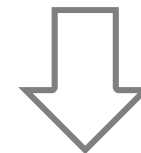


MARKET ALIGNMENT

IS THE
PROJECT
BANKABLE?



YES
↑
DOES IT
WORK?



NO



MARKET ALIGNMENT

50,000
Square
Foot
Mill



MARKET ALIGNMENT

50,000
Square
Foot
Mill



MARKET ALIGNMENT

USES OF FUNDS		
Building Size (SF)	50,000	
TOTAL COST		



MARKET ALIGNMENT

USES OF FUNDS		
Building Size (SF)	50,000	
Construction Cost/SF	\$250	
TOTAL COST		



MARKET ALIGNMENT

USES OF FUNDS		
Building Size (SF)	50,000	
Construction Cost/SF	\$250	\$12,500,000
TOTAL COST		



MARKET ALIGNMENT

USES OF FUNDS		
Building Size (SF)	50,000	
Construction Cost/SF	\$250	\$12,500,000
Land Cost	\$500,000	
TOTAL COST		



MARKET ALIGNMENT

USES OF FUNDS		
Building Size (SF)	50,000	
Construction Cost/SF	\$250	\$12,500,000
Land Cost	\$500,000	
TOTAL COST	\$13,000,000	



MARKET ALIGNMENT

SOURCES OF FUNDS		
Equity	?	
TOTAL FUNDS		



MARKET ALIGNMENT

SOURCES OF FUNDS		
Equity	\$3,250,000	25%
TOTAL FUNDS	\$13,000,000	

Traditional Bank

Life Insurance Company (not too excited about mills)

CHFA

Fannie Mae

HUD



MARKET ALIGNMENT

SOURCES OF FUNDS		
Equity	\$3,250,000	25%
Debt	\$9,750,000	
TOTAL FUNDS	\$13,000,000	

Debt Leveraging

TIMING IS KEY



MARKET ALIGNMENT

SOURCES OF FUNDS		
Equity	\$3,250,000	25%
Debt	\$9,750,000	
Other Equity (Grants, Tax Credits)		
TOTAL FUNDS	\$13,000,000	

State and Federal Historic Preservation Tax Credits

Low Income Housing Tax Credits

State Programs (e.g., CHAMP, HOME, Housing Trust Fund, Pre-Dev. Loan Program)



MARKET ALIGNMENT

SOURCES OF FUNDS		
Equity	\$3,250,000	25%
Debt	\$9,750,000	
Other Equity (Grants, Tax Credits)	?	
TOTAL FUNDS	\$13,000,000	

QUICK GAP ASSESSMENT

7-YEAR DEBT SERVICE	\$1,392,857	\$9.75MM/7
Minimum Rent Needed (SF)	\$28	\$1.3MM/50,000
Market Rents (SF)	\$15	Market Intel
DIFFERENCE (SF)	(\$13)	GAP



MARKET ALIGNMENT

\$200/SF
(\$8)

\$150/SF
(\$2)

USES OF FUNDS		
Building Size (SF)	50,000	
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DIFFERENCE (SF)	(\$13)	GAP

\$20/SF
(\$8)

\$30/SF
\$2



MARKET ALIGNMENT

OPERATING		
Gross Income	\$750,000	
Vacancy	\$37,500	10%
Effective Gross Rent	\$675,000	
Operating Expenses	\$150,000	\$3/SF
Real Estate Taxes	\$50,000	\$1/SF
Net Operating Income (NOI)	\$475,000	63%
Debt Service	\$840,000	6% 30-YEAR AM 7YRB
Cash Flow	(365,000)	(\$7/SF)
Debt Coverage Ratio (DCR)	0.57	<1 = NO GOOD



ZONING

**Many Mill Sites
Do Not Conform!**



ZONING



SINGLE SITE

MULTIPLE SITES

NEIGHBORHOOD

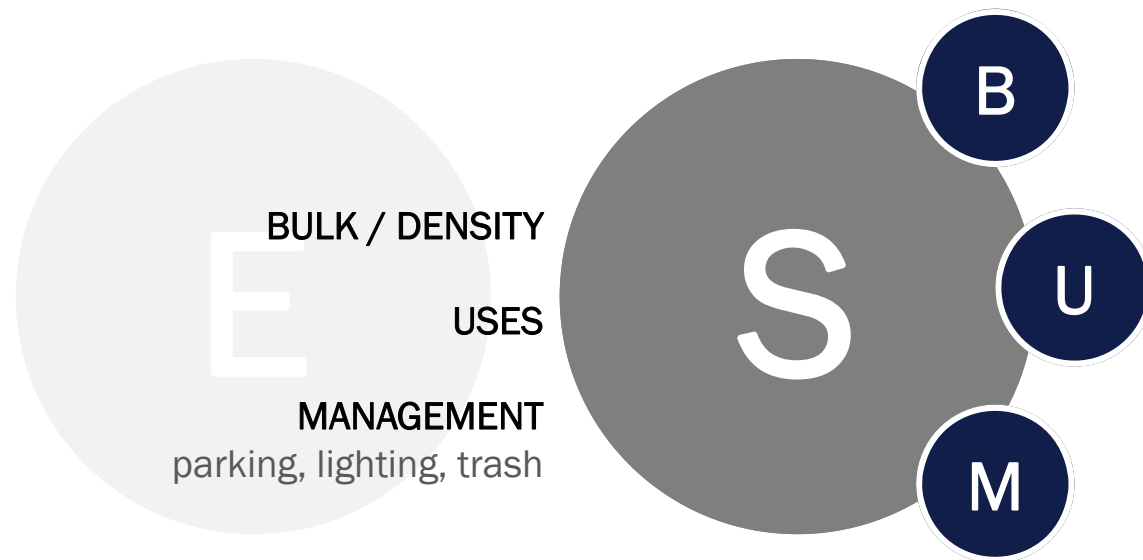
MULTIPLE NEIGHBORHOODS



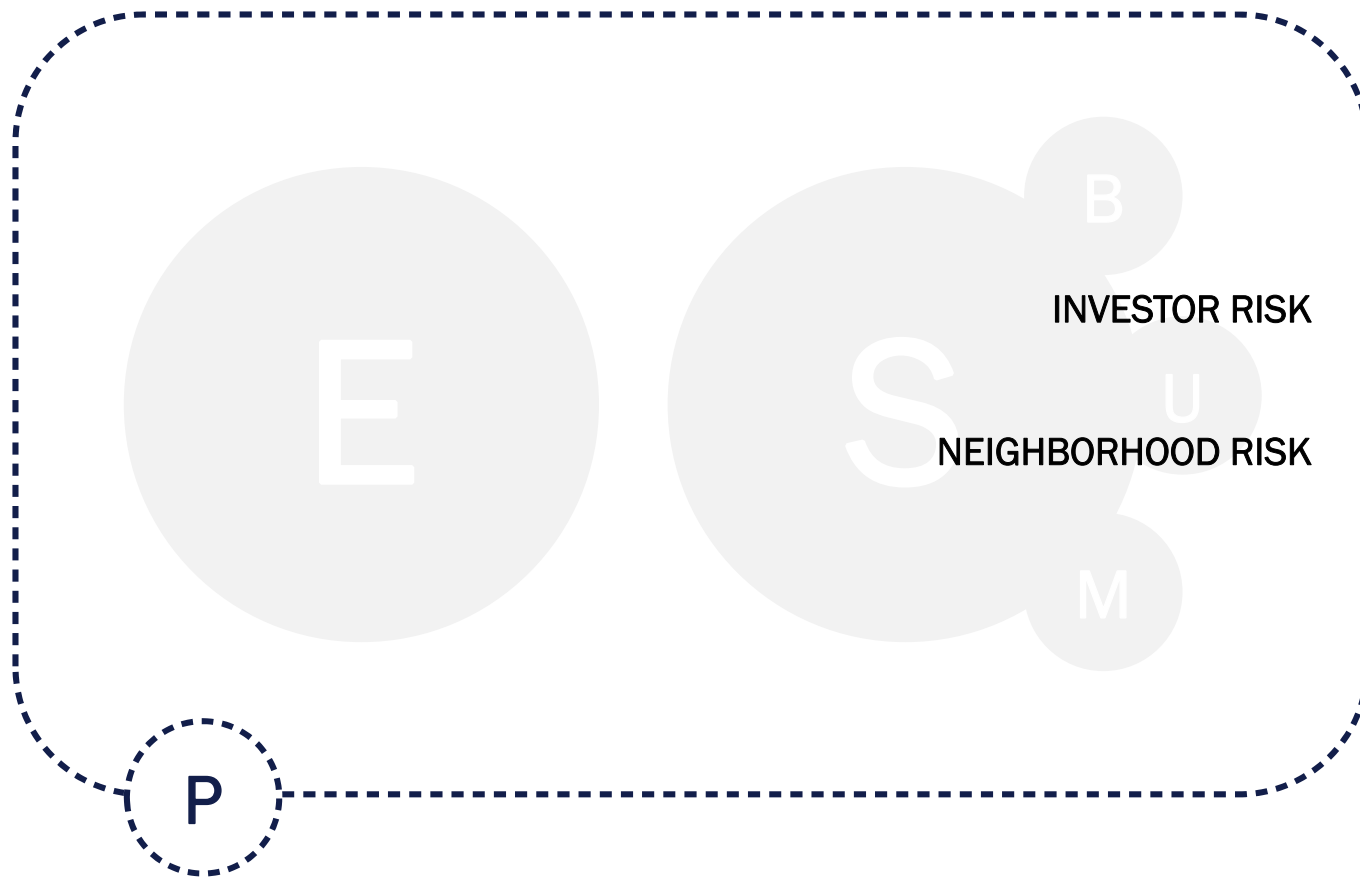
ZONING



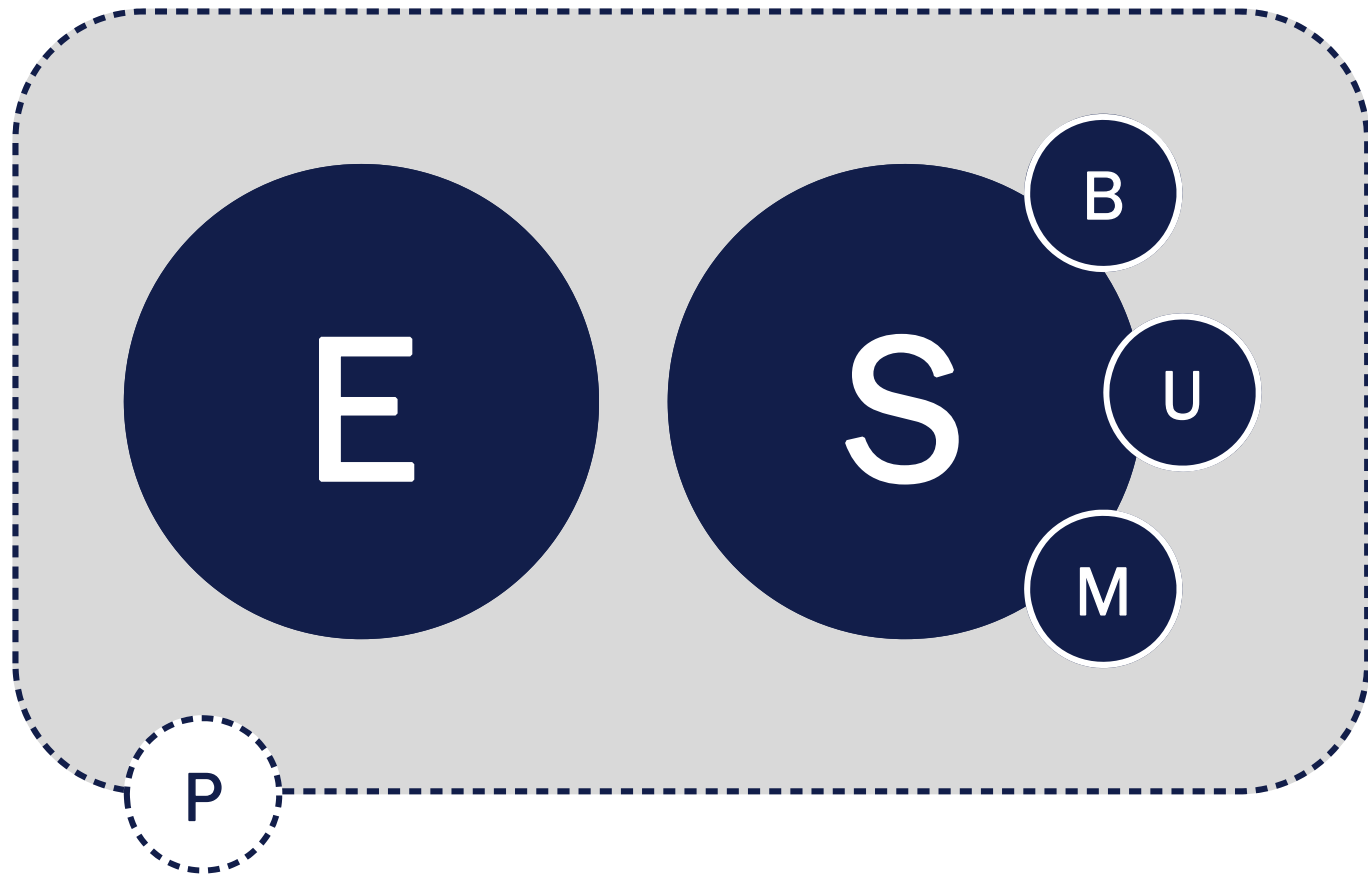
ZONING



ZONING



ZONING



ZONING

INDUSTRIAL HERITAGE REUSE DISTRICT

E | MILLS IDENTIFIED IN THE POCD

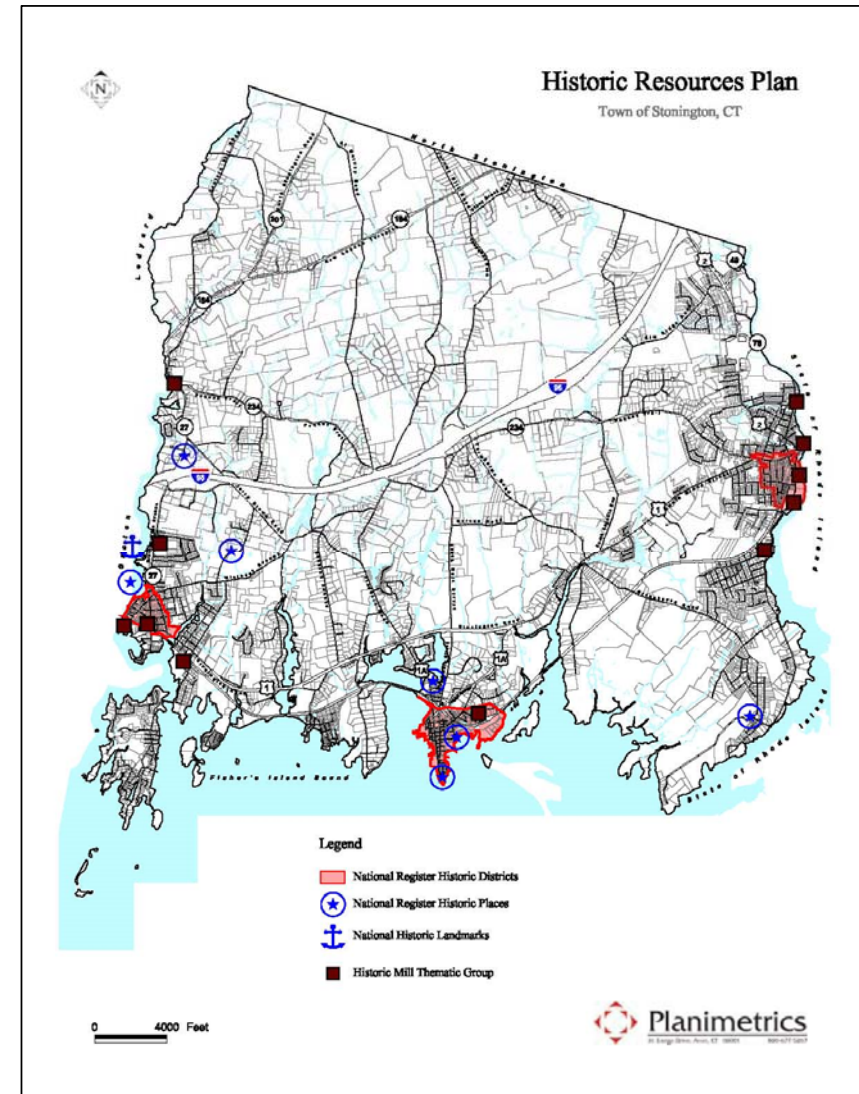
B | NO MINIMUM LOT SIZE

B | 1 DWELLING UNIT/1,000 SF OR 10/ACRE

M | 1 PARKING SPACE/DWELLING UNIT

U | PROHIBITED USES

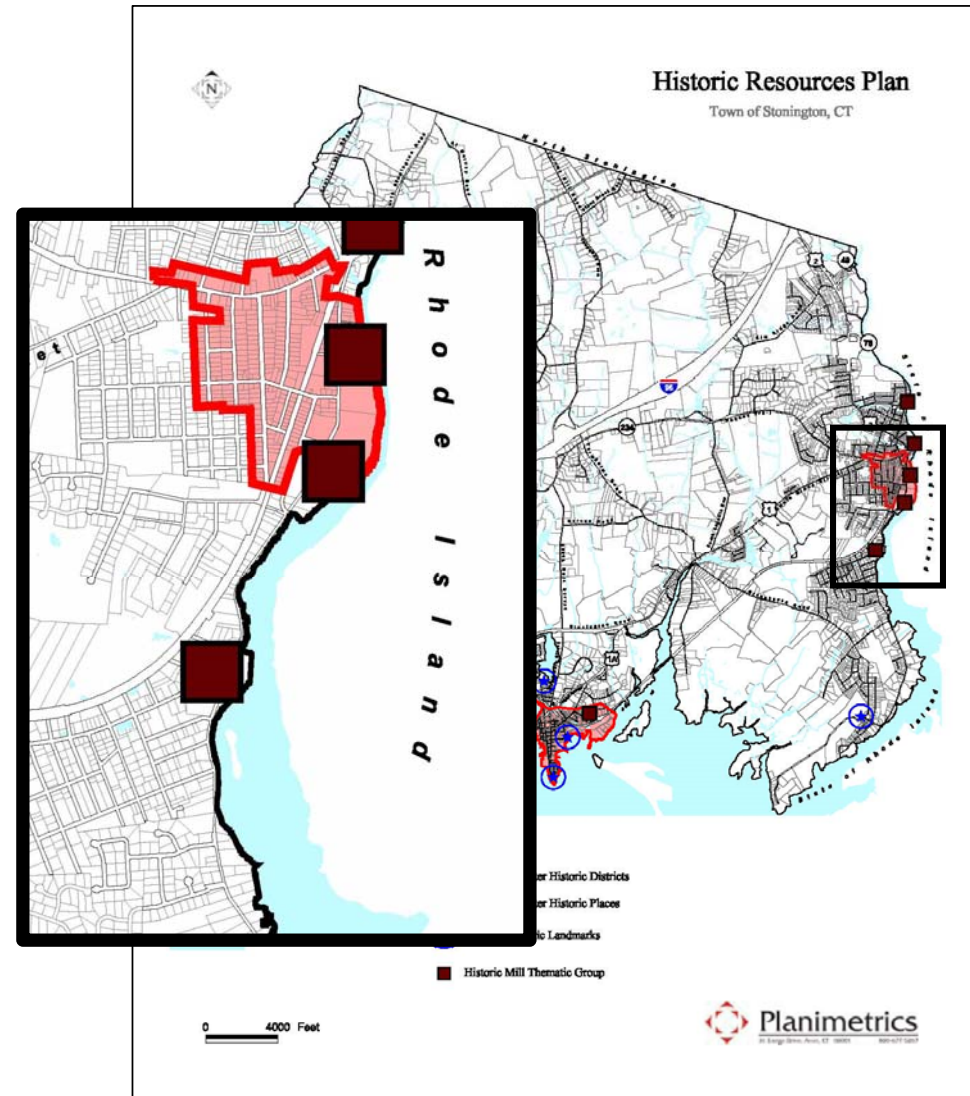
P | MASTER PLAN PERMIT PROCESS



ZONING

INDUSTRIAL HERITAGE REUSE DISTRICT

- E | MILLS IDENTIFIED IN THE POCD
- B | NO MINIMUM LOT SIZE
- B | 1 DWELLING UNIT/1,000 SF OR 10/ACRE
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ZONING

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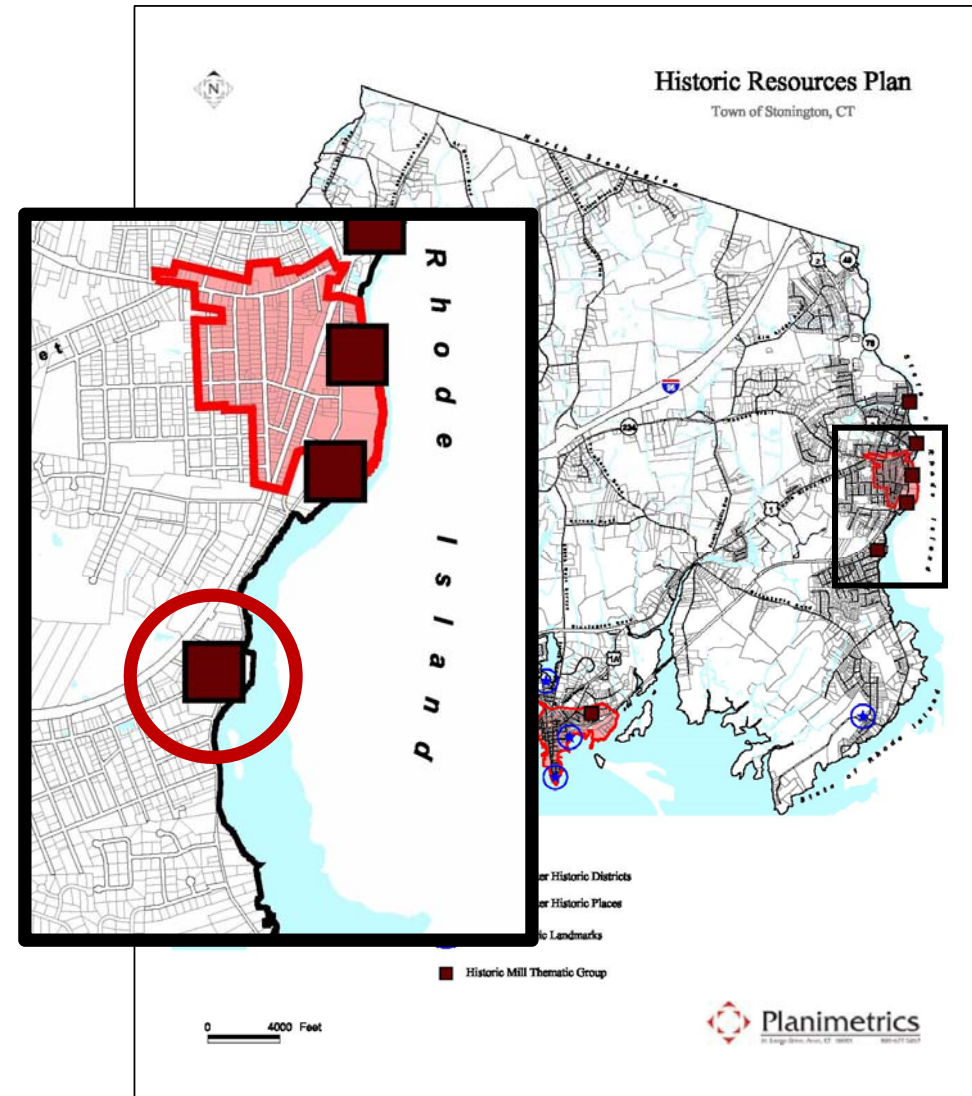
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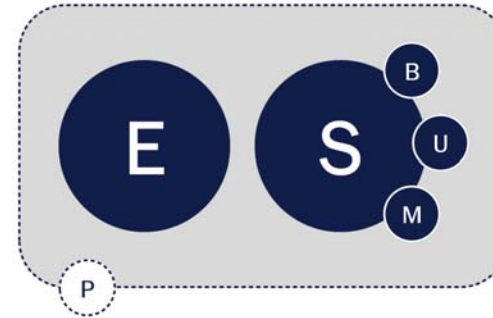
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P | MASTER PLAN PERMIT PROCESS



MASTER PLAN PROCESS IS A
NEIGHBORHOOD RISK
MANAGEMENT
PERMIT STRATEGY



SCHEMATIC EAST ELEVATION



ZONING

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U | PROHIBITED USES

P | MASTER PLAN PERMIT PROCESS

58 DWELLING UNITS
34 AFFORDABLE (59%)
\$26.3MM INVESTMENT
\$217/SF
\$7.6MM APPRAISED VALUE



ZONING

HERITAGE MILL DISTRICT

E | REZONED TWO MILL PROPERTIES

B | 20,000 SF MINIMUM LOT SIZE; 100' FRONTAGE

B | NO SETBACKS

U | MORE ELIGIBLE USES THAN PRIOR DISTRICT

P | EASIER PERMIT PROCESS FOR MOST USES THAN PRIOR DISTRICT



ZONING

HERITAGE MILL DISTRICT

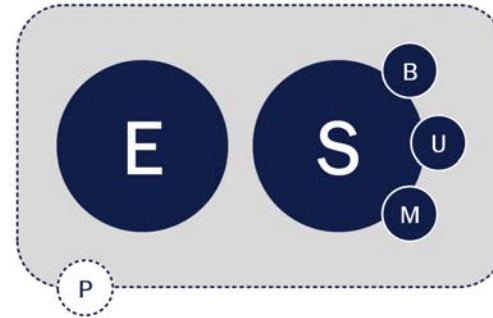
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P | EASIER PERMIT PROCESS FOR MOST USES THAN PRIOR DISTRICT



ZONING PERMIT PROCESS
IS AN INVESTOR RISK
MANAGEMENT
PERMIT STRATEGY



ZONING

HERITAGE MILL DISTRICT

82 MECHANIC STREET

9 ACRES

220,000 SF



ZONING

HERITAGE MILL DISTRICT

82 MECHANIC STREET

9 ACRES

220,000 SF

7 BUILDINGS



ZONING

COLLATERAL

HERITAGE MILL DISTRICT

82 MECHANIC STREET

9 ACRES

220,000 SF

7 BUILDINGS

APPRAISED VALUE

LAND \$285,000

BUILDINGS \$613,500



ZONING

HERITAGE MILL DISTRICT

82 MECHANIC STREET

9 ACRES

220,000 SF

7 BUILDINGS

APPRAISED VALUE

LAND \$285,000

BUILDINGS \$613,500

SUBDIVISION > CONDO



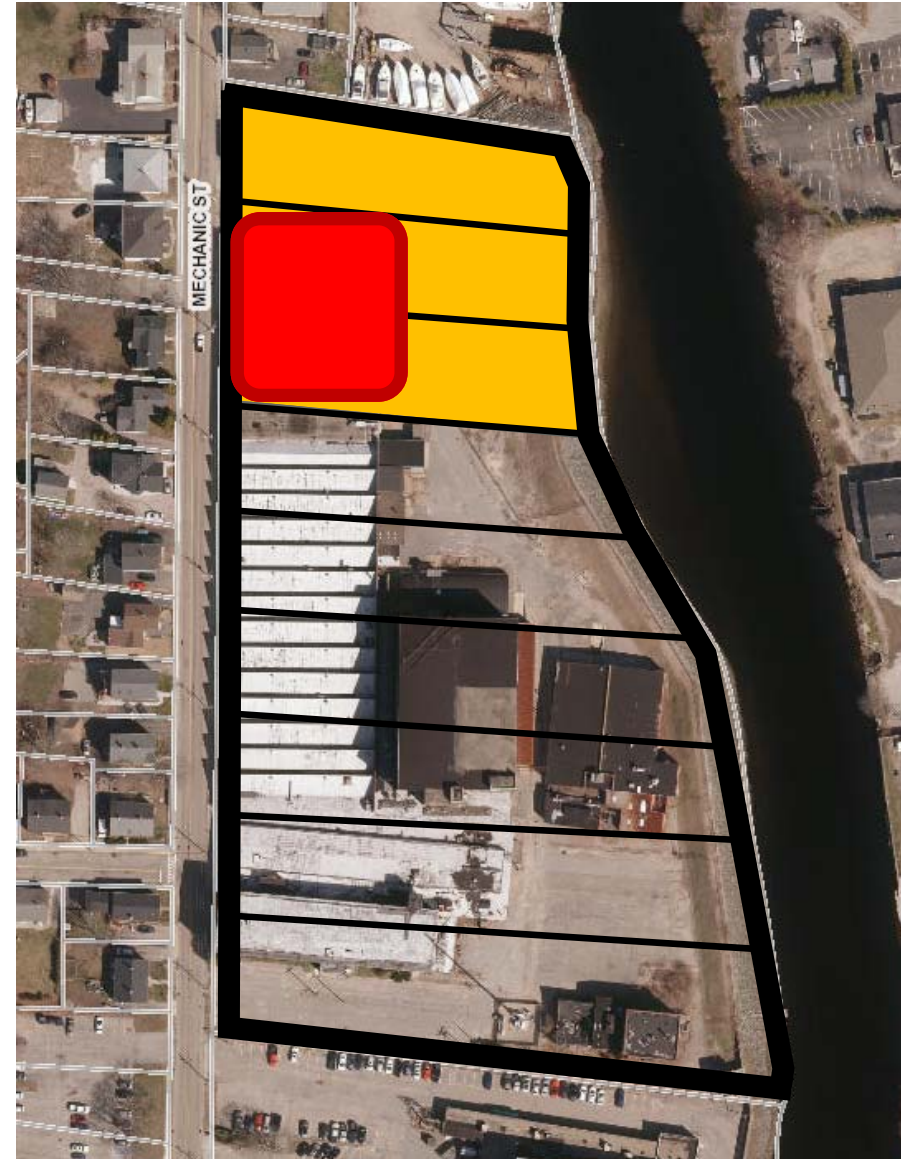
ZONING

HERITAGE MILL DISTRICT

REDEFINE 82 MECHANIC STREET

2.3 ACRE PARCEL

30,000 SF BUILDING



ZONING

COLLATERAL

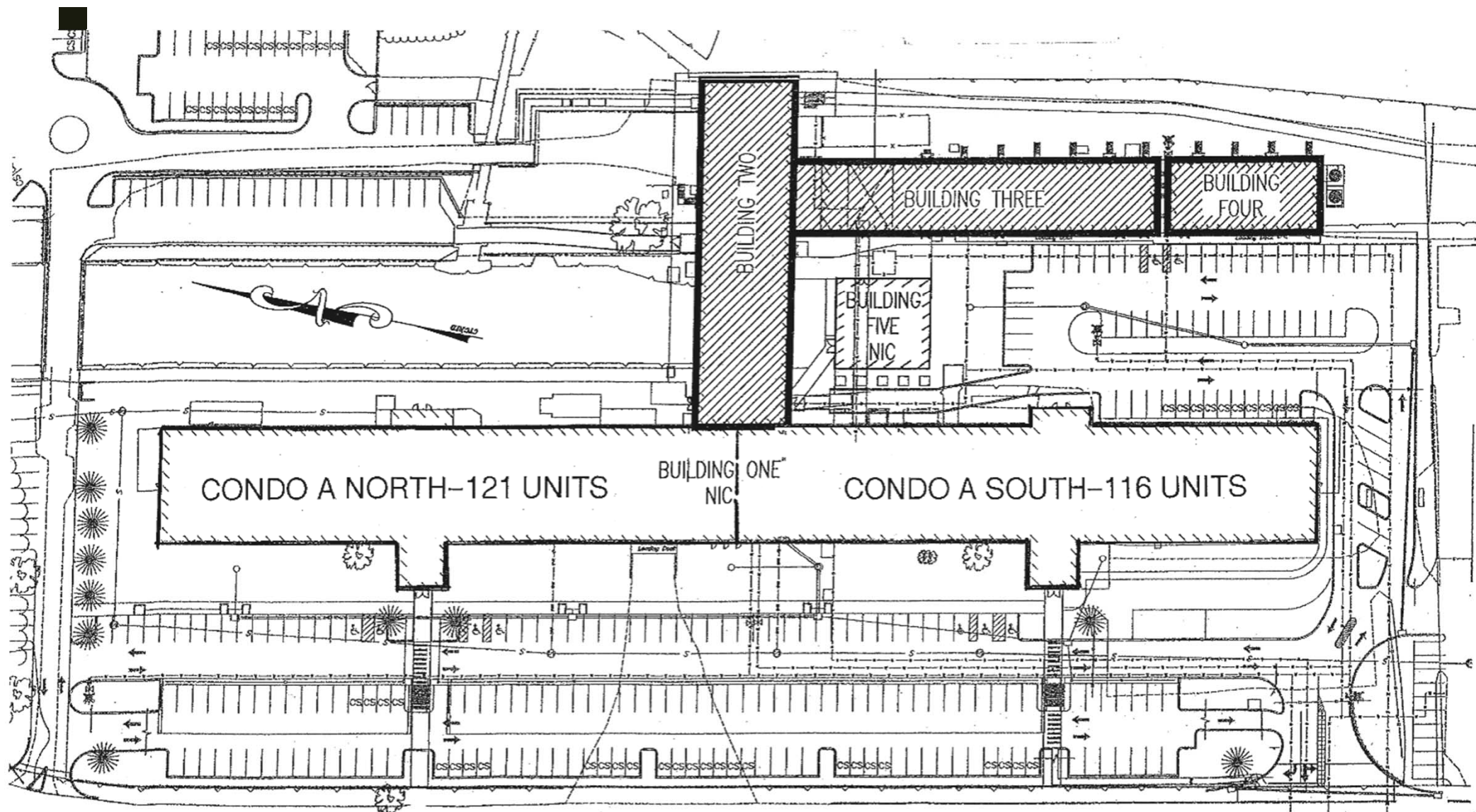
HERITAGE MILL DISTRICT

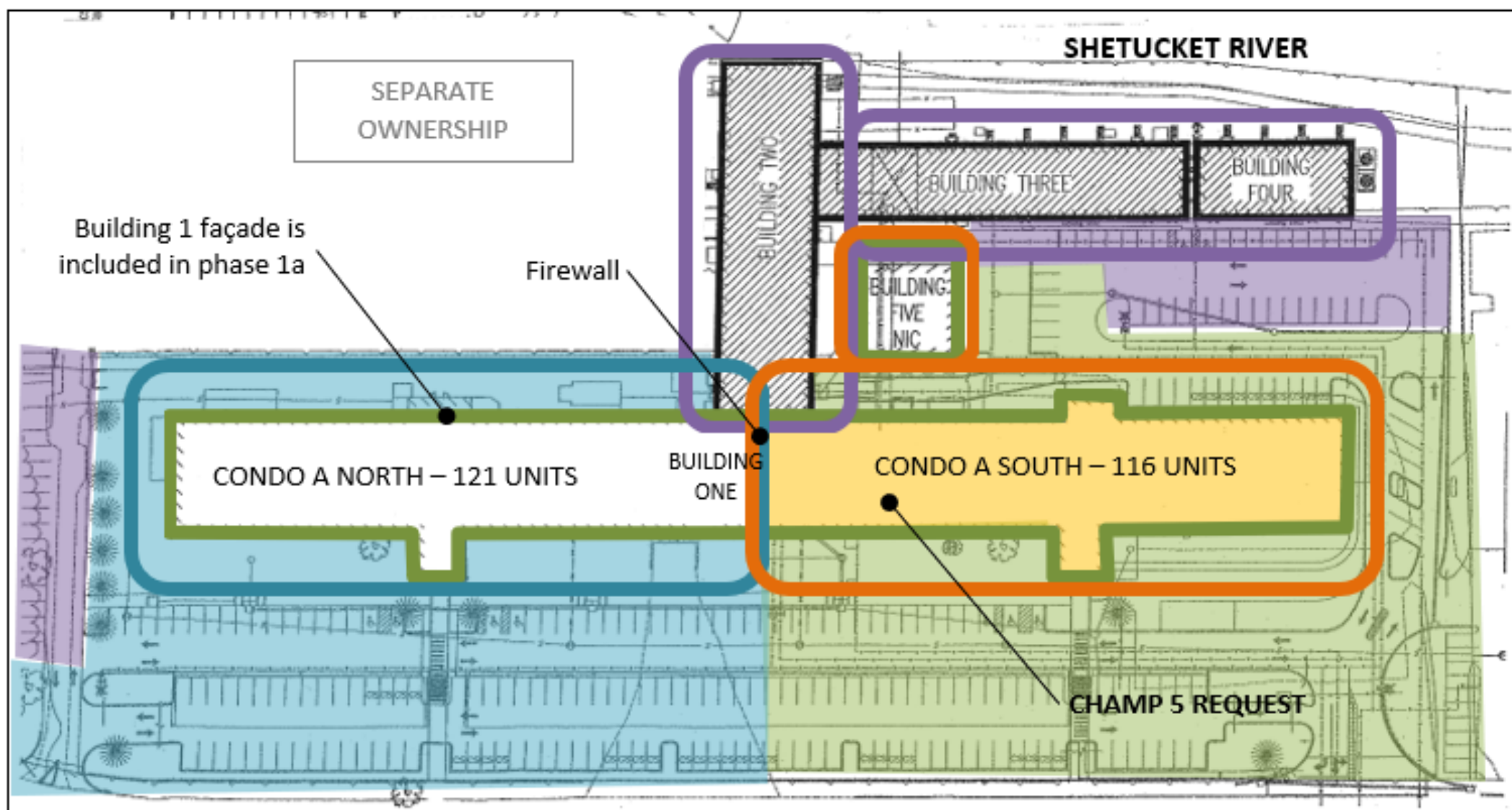
REDEFINE 82 MECHANIC STREET

2.3 ACRE PARCEL

30,000 SF BUILDING







ROUTE 97 - NORWICH AVENUE

SHETUCKET RIVER

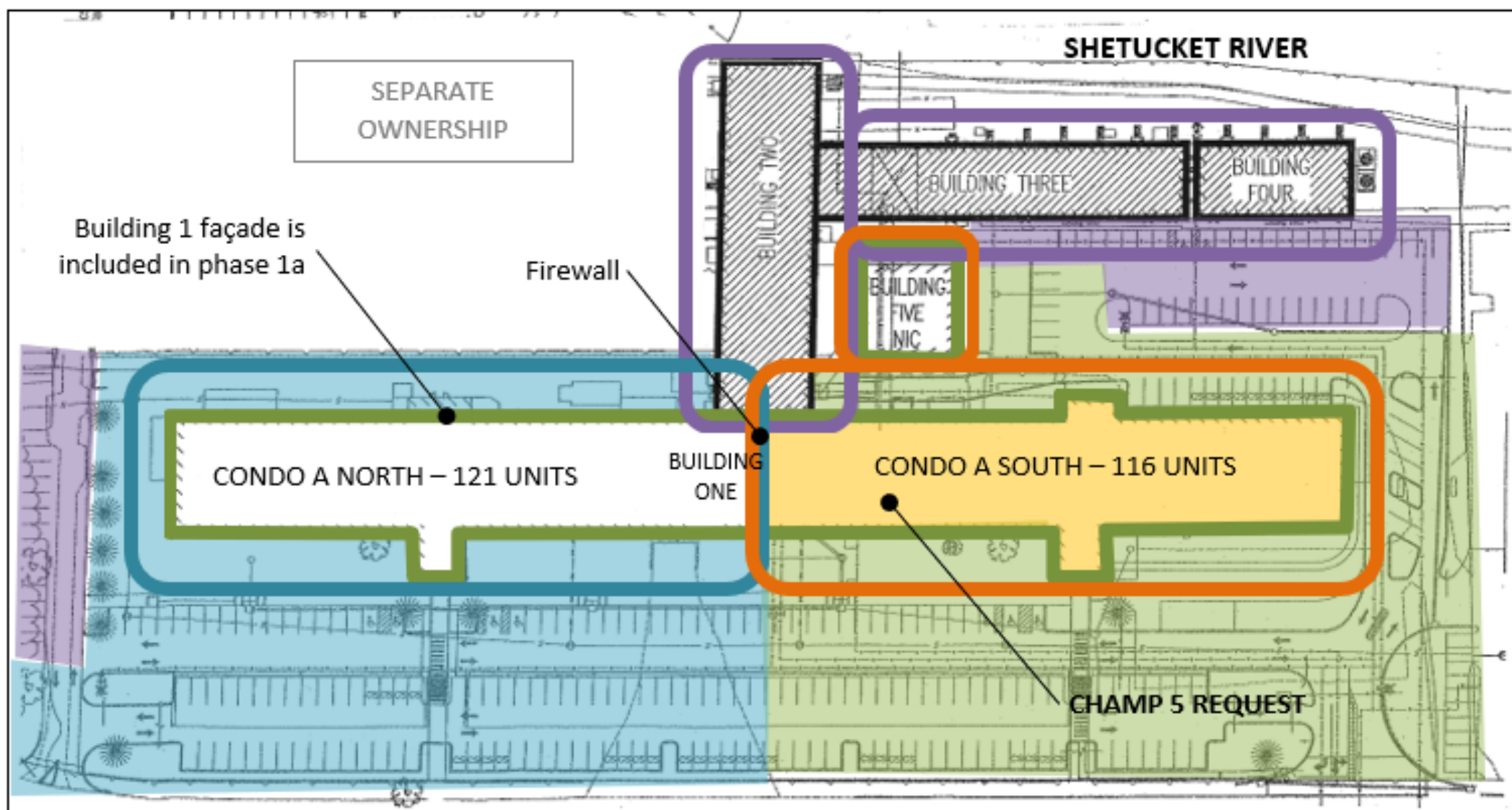
SEPARATE
OWNERSHIP

Build
includ



SITE	PONEMAH MILLS CAMPUS				
CONDOS	CONDO A		CONDO B		
BUILDINGS	BUILDING 1		BUILDING 5	BUILDING 2	BUILDING 3 BUILDING 4
SUB CONDOS	CONDO A SOUTH	CONDO A NORTH	CONDO A SOUTH		
BUILDING PHASES	1a	1b	1a	2	
BUILDING EXTERIOR	1a	1a	1a		
SITE WORK PHASES	1a	1b	1a	2	
HOUSING UNITS	116	121	0	77	
PARKING	172	181	0	99	
CHAMP5 FUNDS	\$5,000,000 REQUESTED	0	0	0	

ROUTE 97 – NORWICH AVENUE



ROUTE 97 - NORWICH AVENUE

HISTORIC PROPERTIES

Flood Zone Substantial Improvement Exemption

Tax Credits

Pre-Development Grants

Site / floor plan

Elevations

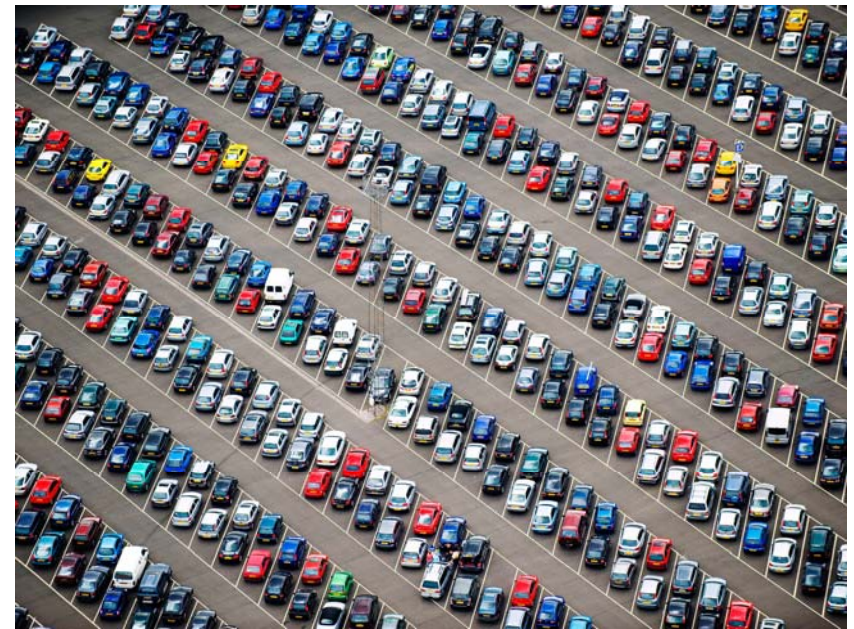
Proforma development

Any alteration of an “historic structure”, provided that the alteration will not preclude the structure’s continued designation as an “historic structure.”



PARKING

*“You don’t go
somewhere to park
your car; you go
there because you
want to be there,
and large parking
lots in an area reduce
the desire to be
there.”*



Donald Shoup,
The High Cost of Free Parking

PARKING

8 spaces / car

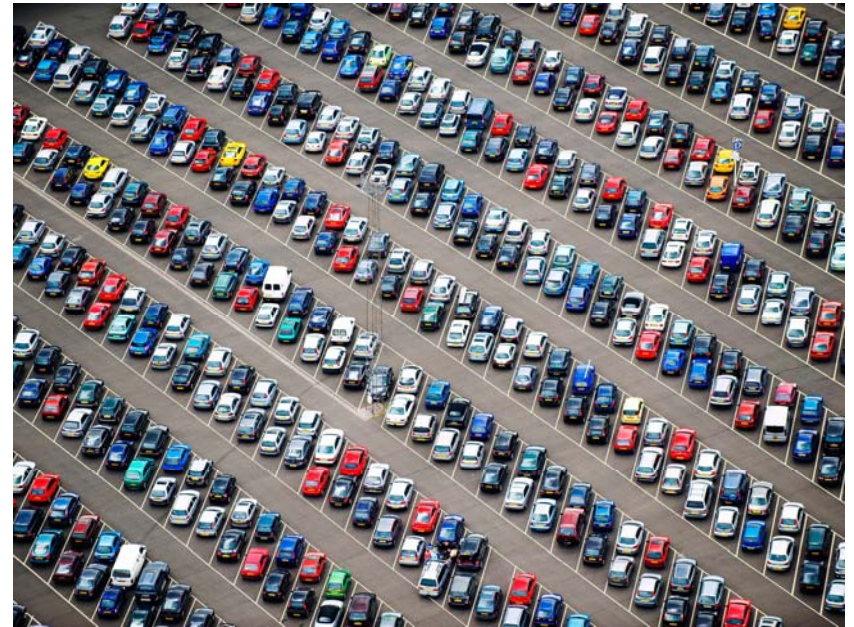
95% parked

\$5,000 - \$50,000 / space to build

10% revenue v buildings

\$20.6 Billion industry in NYC

27 spaces per household in Jackson, WY



PARKING

8 spaces / car

95% parked

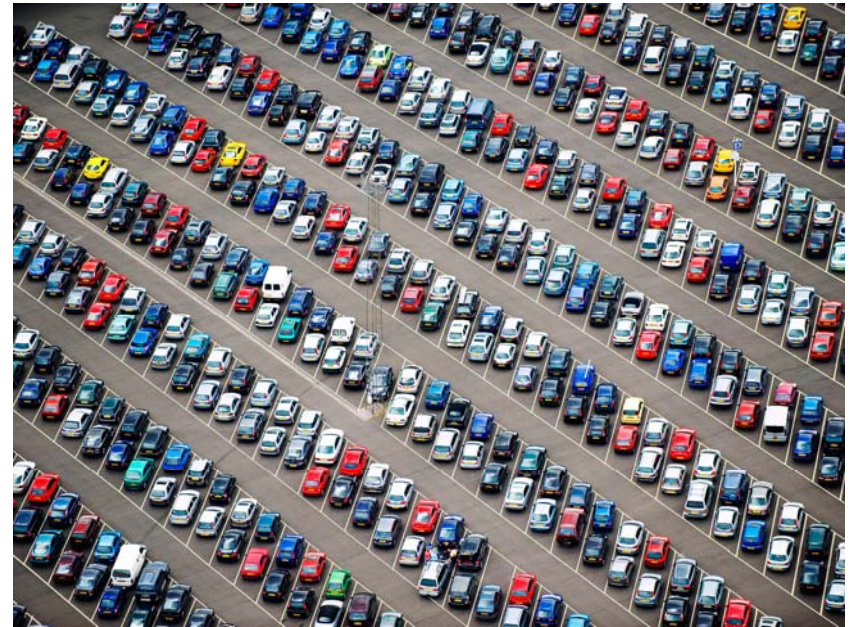
\$5,000 - \$50,000 / space to build

10% revenue v buildings

\$20.6 Billion industry in NYC

27 spaces per household in Jackson, WY

\$0 amount spent by cars



PARKING

Is parking more valuable than used buildings?



No Room: Many of the properties in Norwich were built before the automobile was invented. There is insufficient lot area to accommodate off-street parking required in the zoning regulations.

The average assessed value / acre of the six buildings above = \$2,843,637



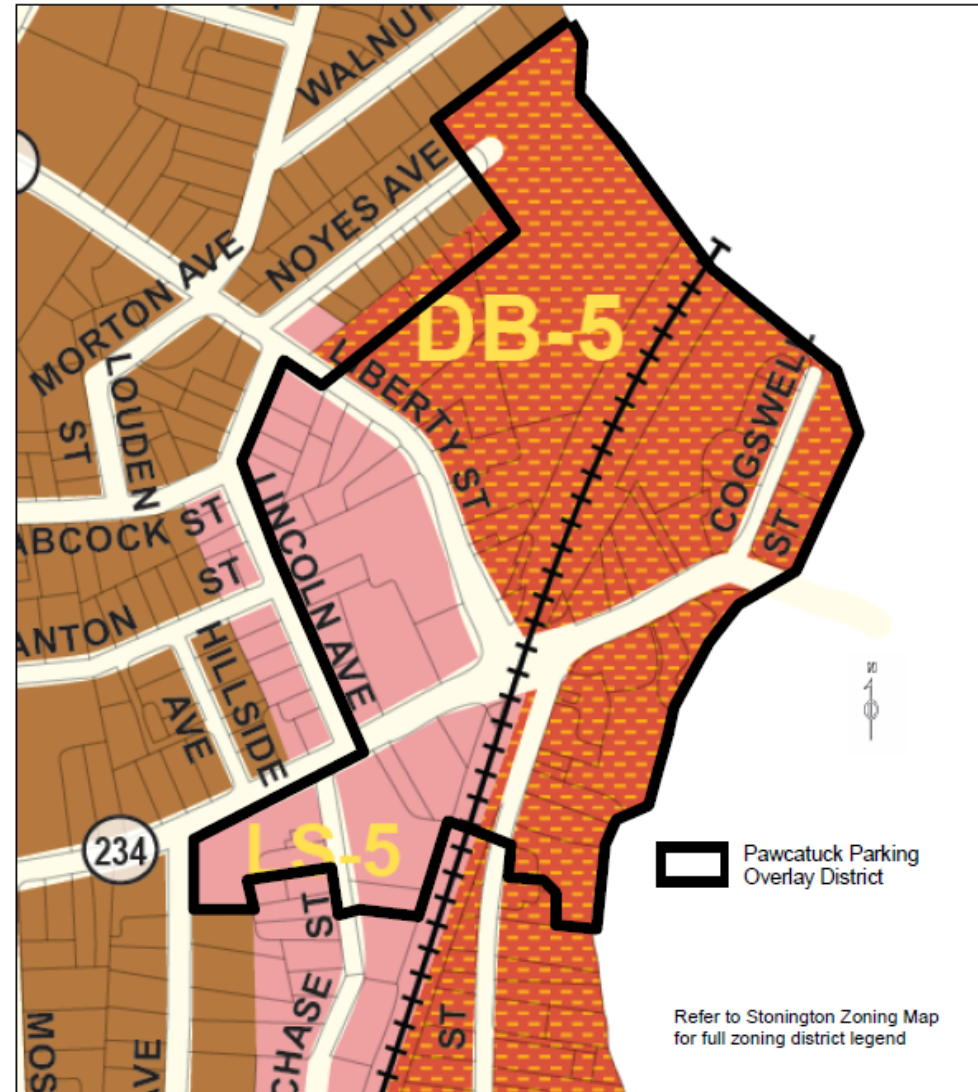
Make Room: In some instances buildings have been demolished, often to meet the need to provide off-street parking. These sites are likely to remain off-street parking lots.

The assessed value / acre of this off-street parking lot = \$362,500.

PARKING

Pawcatuck Parking District

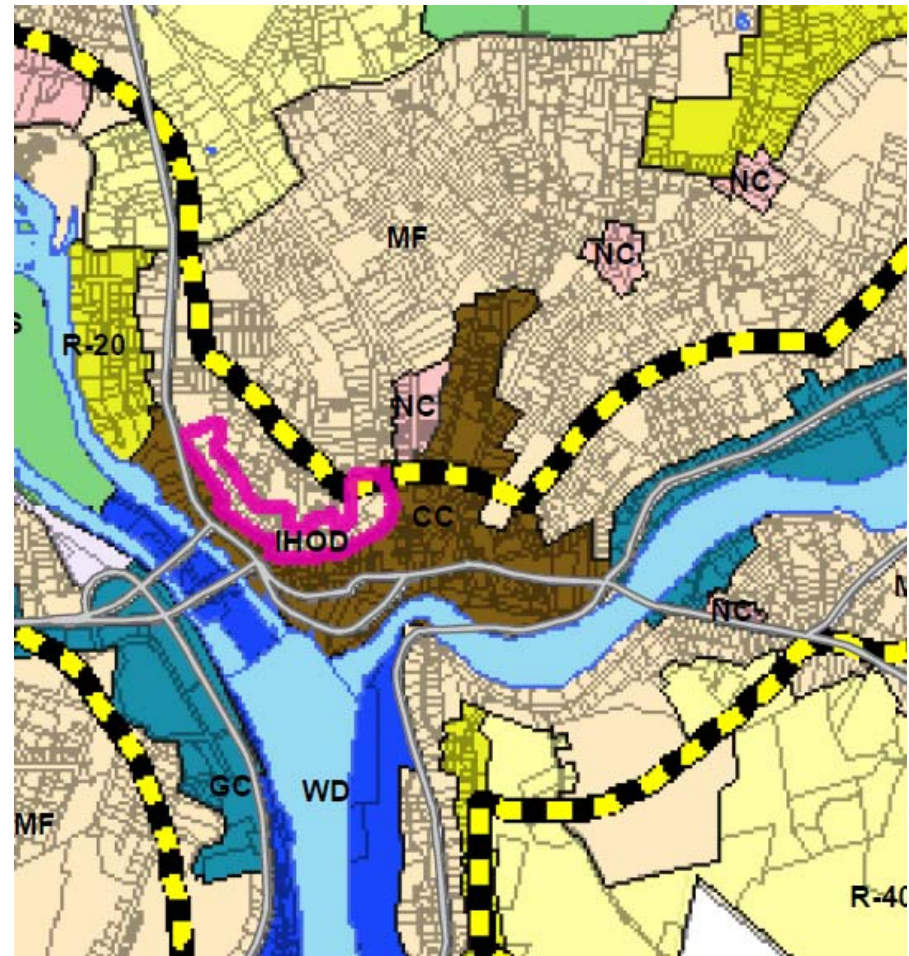
New Businesses in Existing Buildings Are Exempt



PARKING

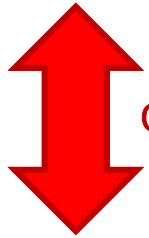
Pawcatuck Parking District
New Businesses in Existing Buildings Are Exempt

Off Street Parking Required in Downtown Norwich:
ZERO SPACES REQUIRED FOR ANY USE



PARKING

Pawcatuck Parking District
New Businesses in Existing Buildings Are Exempt



CREATIVE THINKING SPACE

Off Street Parking Required in Downtown Norwich:
ZERO SPACES REQUIRED FOR ANY USE



MASTER PLANS



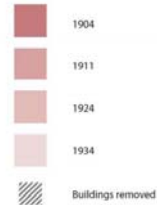
MASTER PLANS

Mystic River Boathouse Park History of Land Transformation

May 10, 2018

Legend:

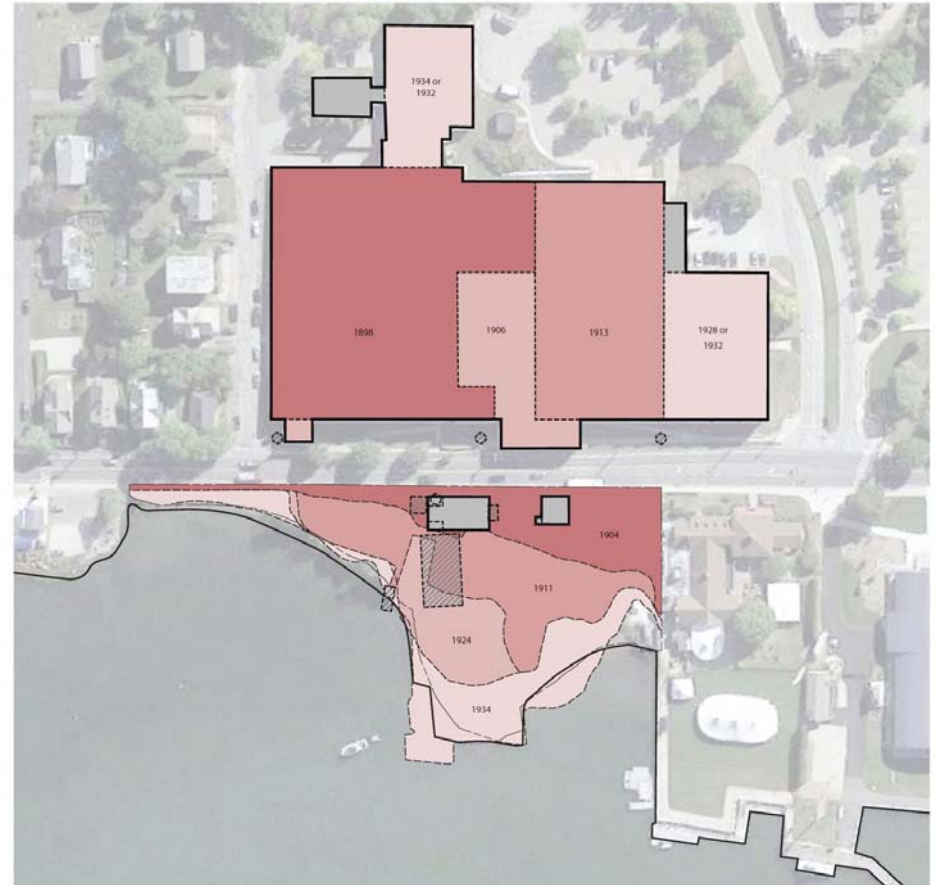
Mystic River Edge Transformations interpreted from Connecticut
Sanborn Fire Insurance Maps



* Dates on House Mill Building are based on
estimated dates of additions made.



LANDSCAPE ARCHITECTURE
KENT+FROST
1 HIGH STREET MYSTIC, CT 06355



MASTER PLANS

MYSTIC RIVER BOATHOUSE PARK
PUBLIC VISIONING WORKSHOP

Saturday
09.09.2017

Boathouse Park Site
723 Greenmanville Ave

Latitude 47 Restaurant
165 Greenmanville Ave

Come and share your vision for the park!

9:30 Site walk @ The Mystic River Boathouse Park site
10:00 Workshop @ Latitude 47 Restaurant

The event will begin with a site walk through the proposed park site. Discussion is encouraged. A 1.5 hour workshop will follow held at the Latitude 47 Restaurant. All are welcome to join in this interactive design workshop to help shape the future of The Mystic River Boathouse Park. A complimentary continental breakfast will be provided.



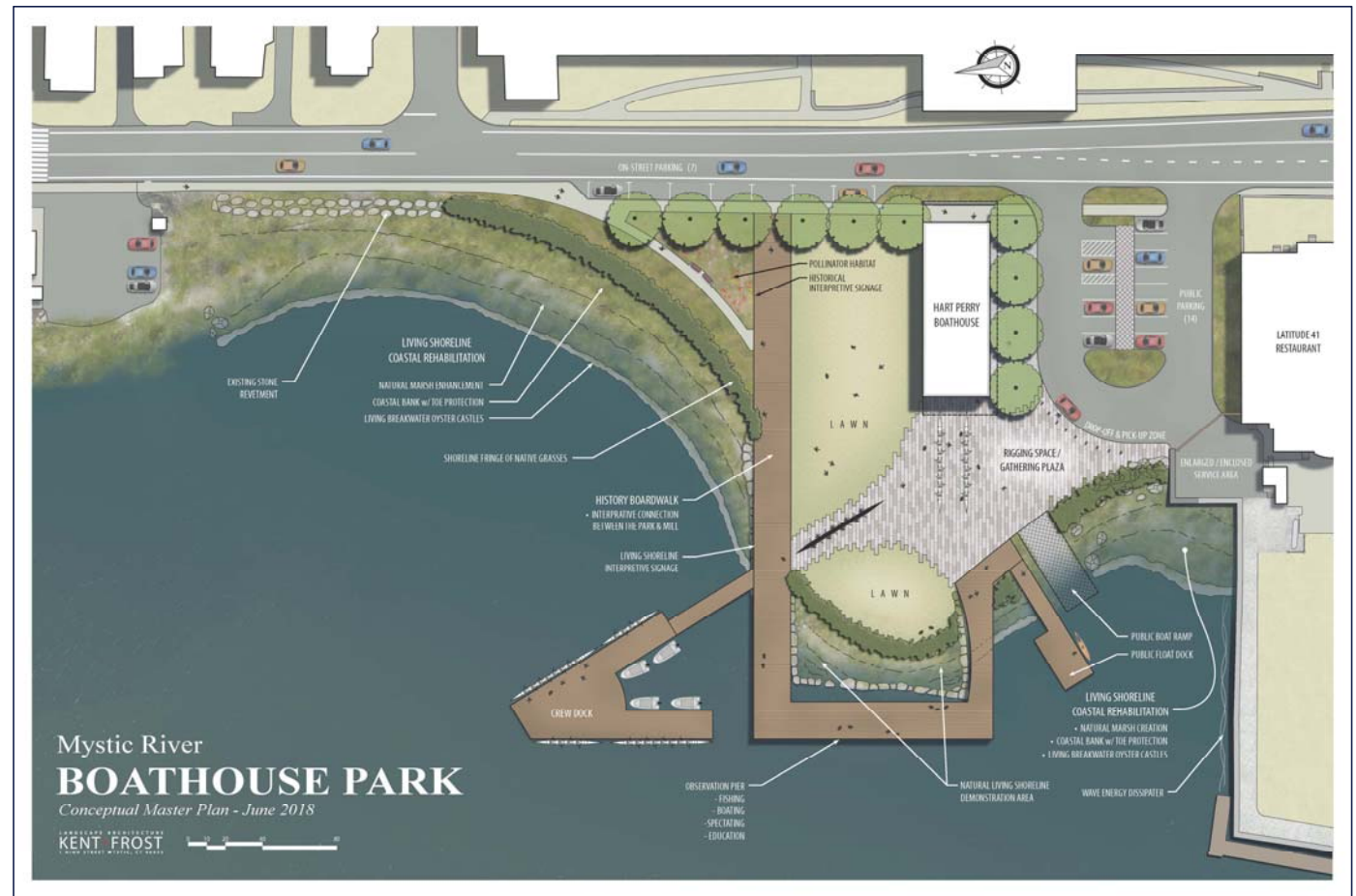
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MASTER PLANS



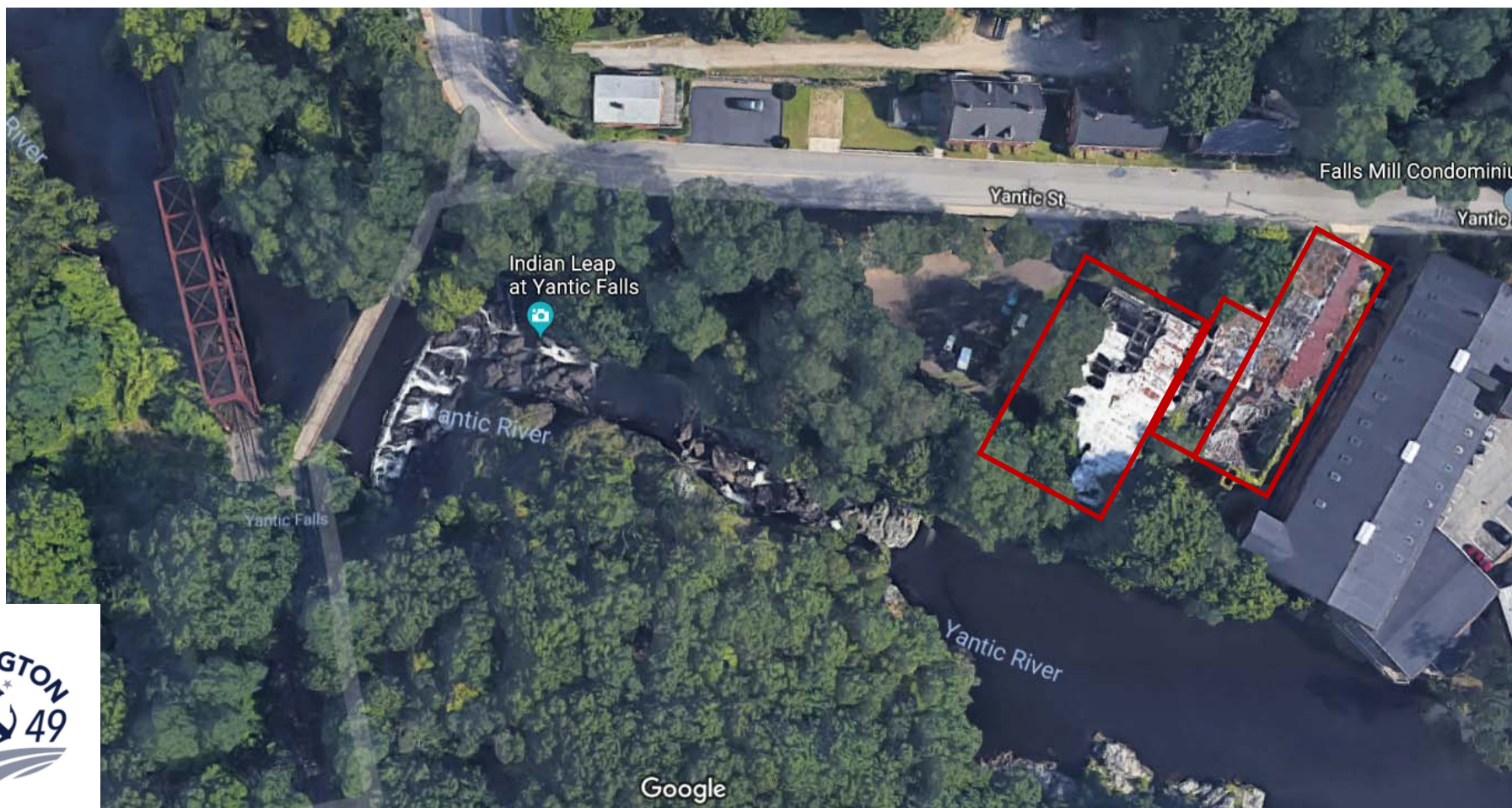
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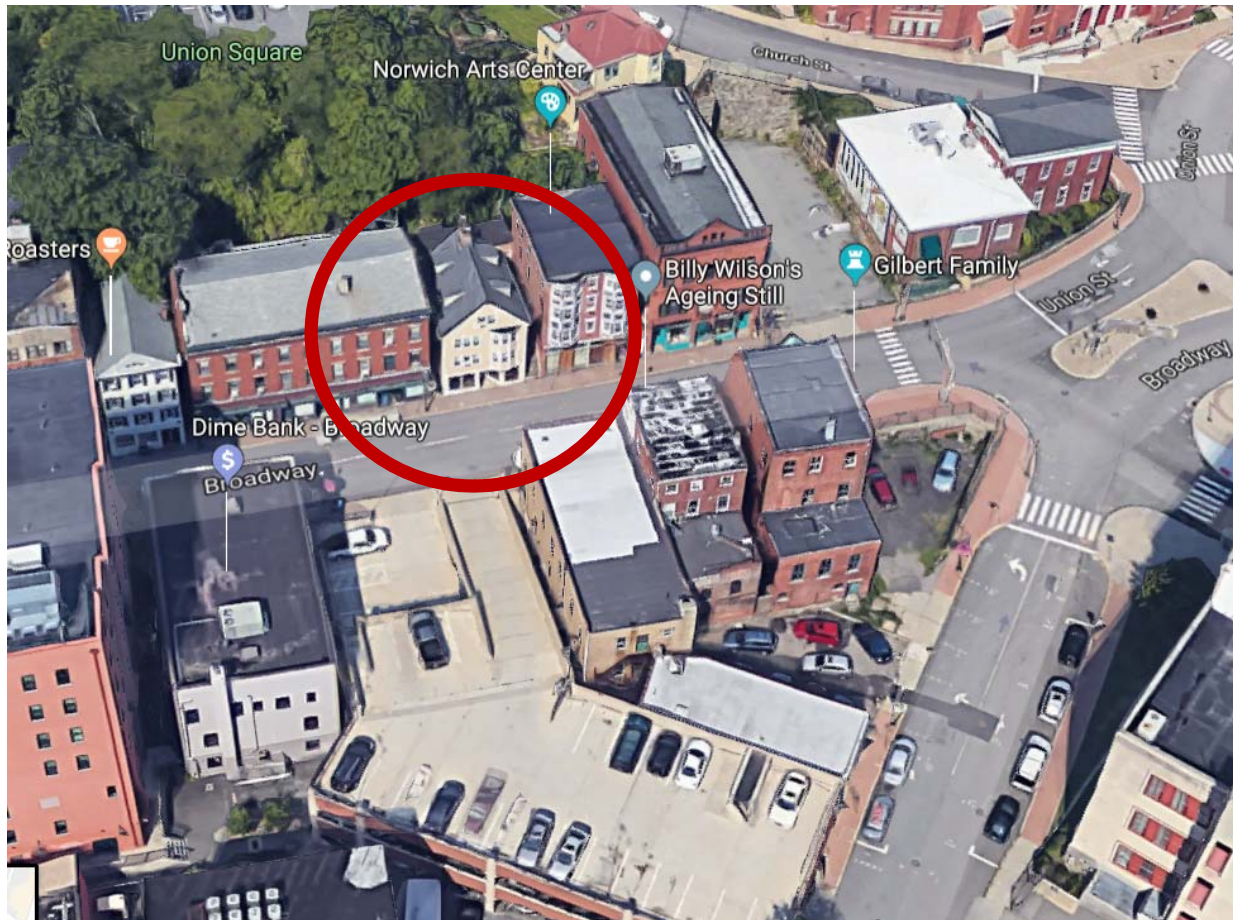
MASTER PLANS



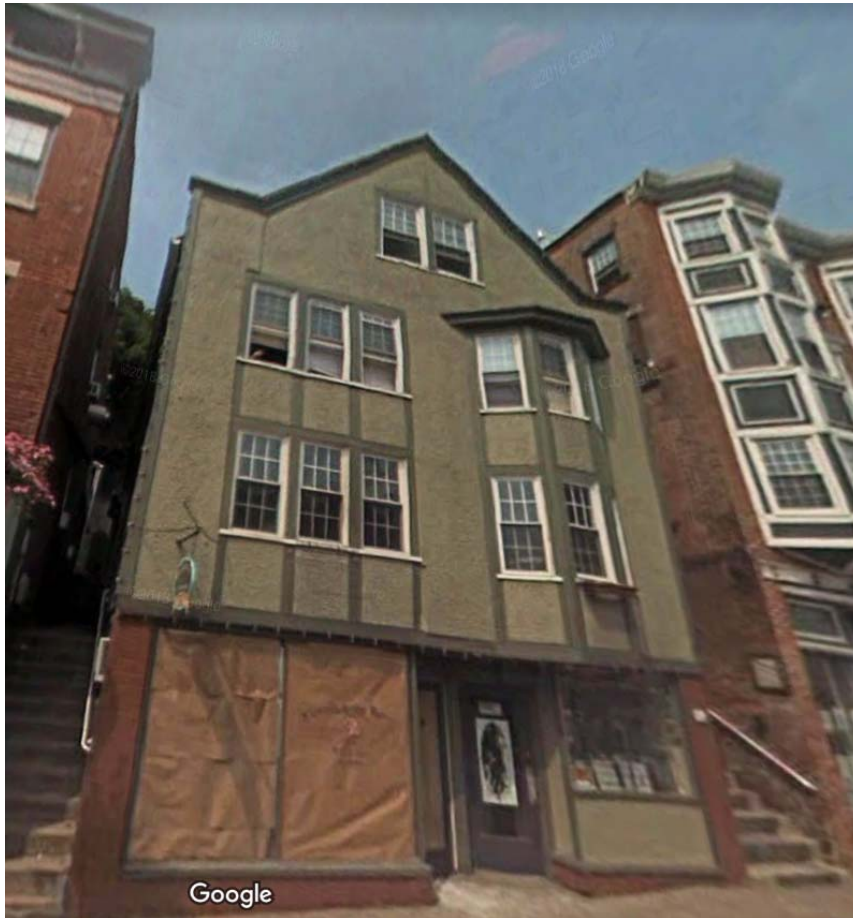
MASTER PLANS



CODE CORRECTION



CODE CORRECTION



52 Broadway, Norwich CT

0.05 Acre Site; 3,639 SF; 5 D.U.; 1 Commercial

2003 Acquired by Developer

2012 Fire

2012 Foreclosure

\$80,000 Acquisition (\$22/SF)

\$90,000 investment (\$25/SF)

\$2018 Sold for \$135,000 (\$37/SF)



CODE CORRECTION



CODE CORRECTION

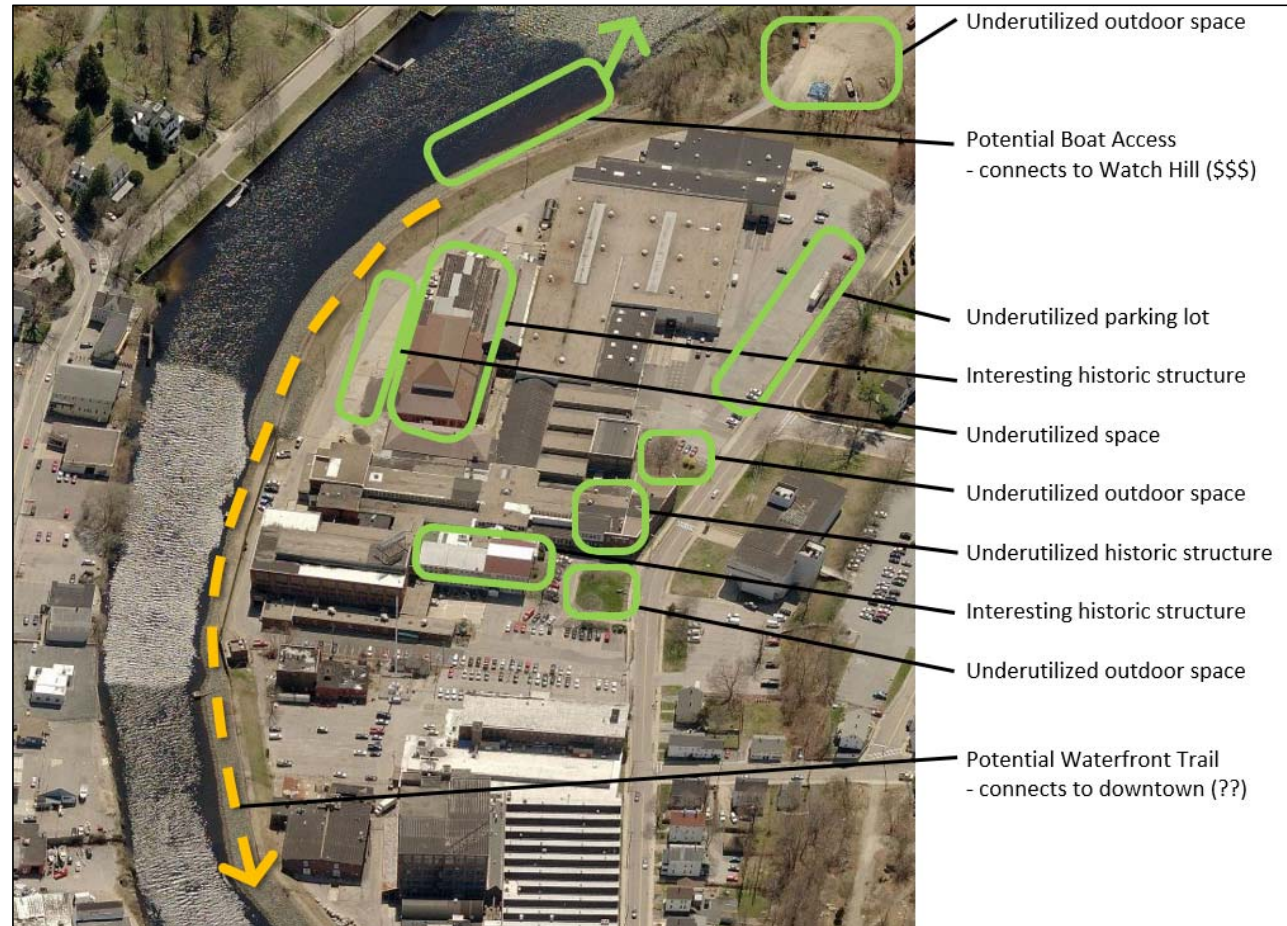




DREAMING



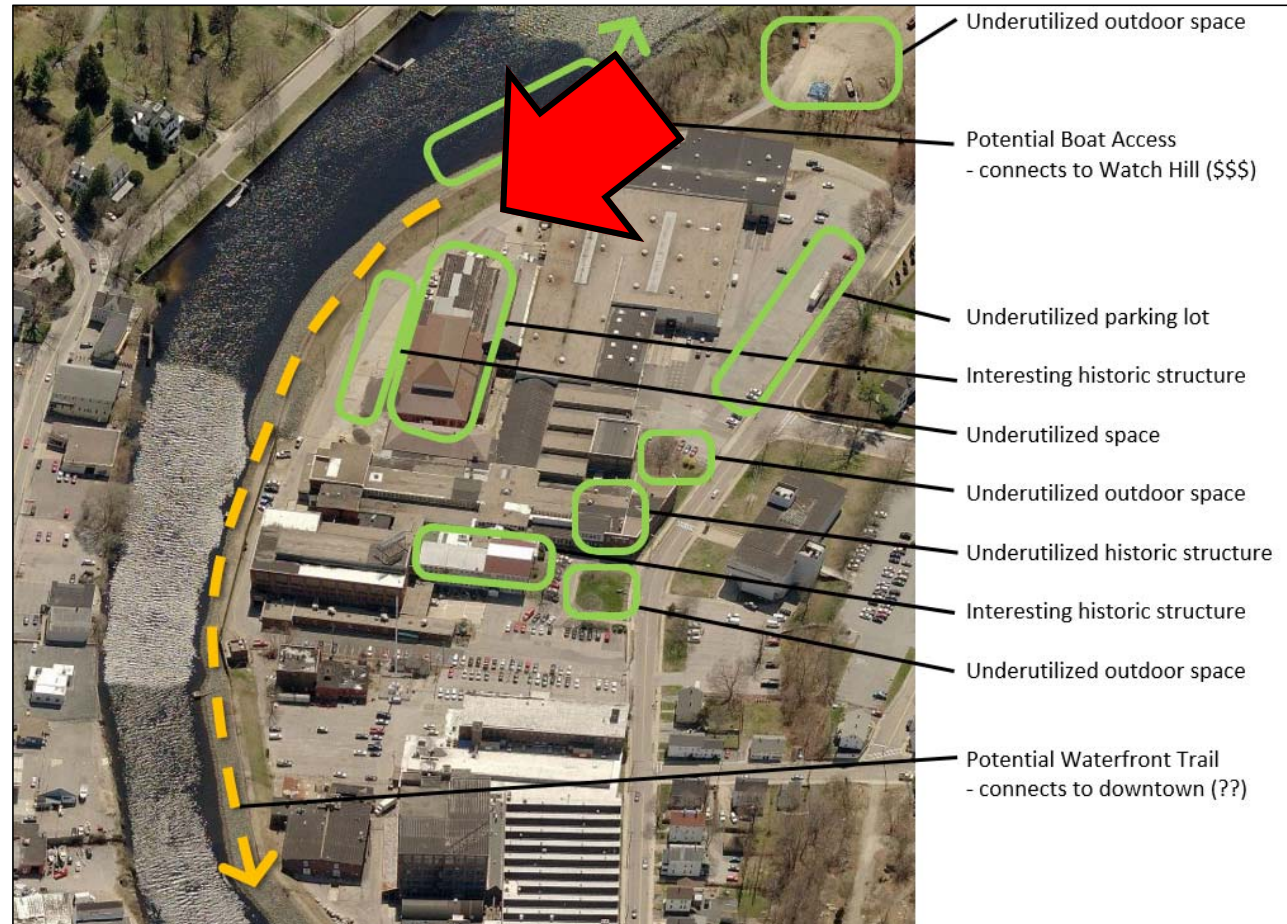
DREAMING



DREAMING



DREAMING



DREAMING

Underutilized outdoor space

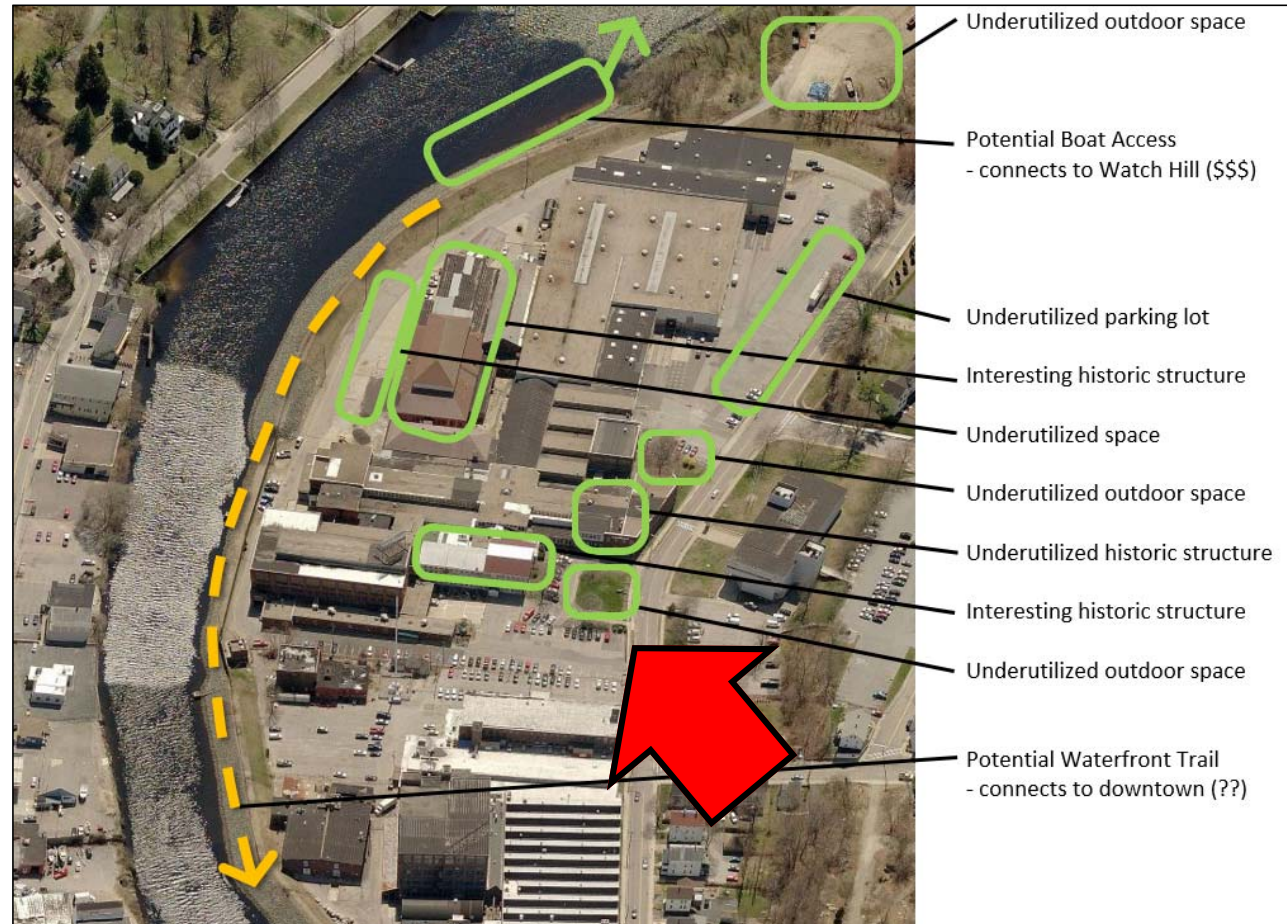


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DREAMING



DREAMING



CONCLUSION

- Market Alignment ✓
- Master Plans ✓
- Zoning ✓
- Parking ✓
- Code Correction ✓
- Historic ✓
- Dreaming ✓

Vacant Historic Mill
Properties are
Functionally Obsolete

Expand Your Toolbox



Please use the chat box to send
questions for our presenters.

What sparked your interest in
today's presentation?

What resources or insights would
you like to share?

Resources

Webinar Resources available for download at <http://s.uconn.edu/cedasacademy>

- [NCDC 25 Percent is not Enough Documentation in Support of the Variance Application](#)
- [INDUSTRIAL HERITAGE RE-USE DISTRICT approved_text 9-2004](#)
- [Press Release for Heritage Mill District](#)
- [Grain Elevator Blight Intervention Report](#)
- [Stillman Avenue Mill Abandonment Report DRAFT](#)
- [NCDC Four Degrees of Change of Use 11-2014](#)
- [HM Approved Text and Map](#)
- [HMD Staff Report 4.18.17](#)
- [Updated proforma sheet](#) (EXCEL WORKSHEET)
- All slides available at <http://s.uconn.edu/cedasacademy>



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kristen.gorski@westhartfordct.gov



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