

EXECUTIVE SUMMARY

The Mill River District neighborhood consists of approximately 200 acres located on both banks of the Mill River and touches several neighborhoods including Fair Haven, Wooster Square and East Rock. It is also a major employment center in the city and home to approximately 3,000 jobs in a diverse array of industries. In a 2013 study, it was estimated that over 38% of the land in the Mill River District is vacant or underutilized in terms of promoting jobs, industrial activity and housing. The City is thus embarking on a project to revitalize the Mill River District through planning, redevelopment, and public infrastructure investments. The project aims to incentivize the continued revitalization of and growth towards an industrial mixed-use district as well as the creation of a compelling district identity that retains existing businesses and attracts new investments.

The project will consist of three main implementation phases, namely,

1. Property acquisition funding to support the redevelopment of blighting and dormant properties in the Mill River District
2. Public infrastructure investments for coastal resilience, green infrastructure and completion of the Mill River Trail south of Grand Avenue
3. Planning, pre-development and gap financing to support the project with a focus on housing developments

The City has the opportunity to obtain up to \$5,000,000.00 in funding from the Connecticut Department of Economic and Community Development's Urban Grant Act Program. The City will work with the State to develop a suitable mechanism to best execute the Project.