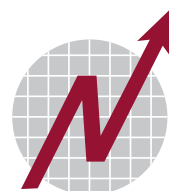


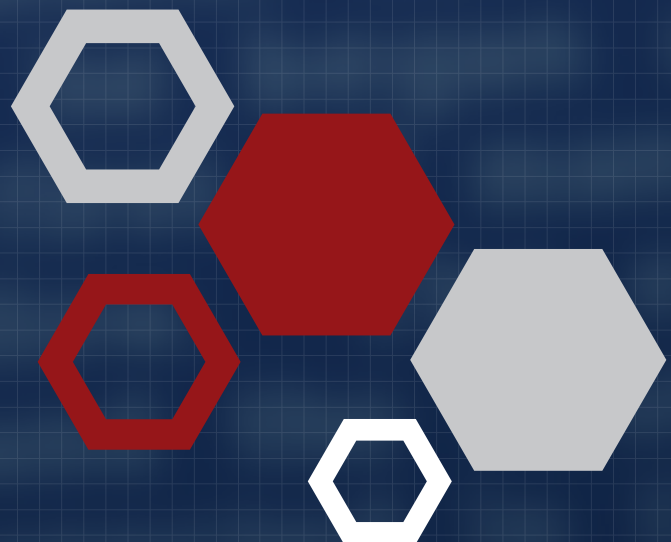
REQUEST FOR EXPRESSION OF INTEREST



Naugatuck Economic
Development Corporation

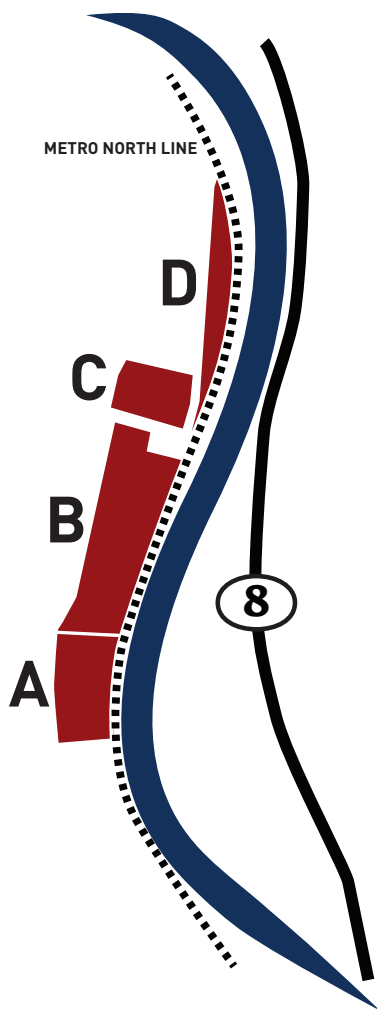
CONTENTS

- 3 Request for Expression of Interest
- 5 How to Respond to the Request for Expression of Interest
- 6 Transportation Oriented Development Project - Site Descriptions
- 7 Aerial Map of Site
- 8 Existing Public Transportation Services
- 9 Special Development District (SDD) Zone



REQUEST FOR EXPRESSION OF INTEREST

The Borough of Naugatuck, in partnership with the Naugatuck Economic Development Corporation, is seeking Expressions of Interest from qualified respondents in real estate development for a mixed use, transportation oriented site in the center of our downtown. The Borough has created a development site that consist of four adjacent parcels all owned by the Borough totaling 16.59 acres.



The goal of the Borough is to create a transportation oriented mixed use development where the public can live, work and play while taking advantage of the quality of life that the community offers in the area. This is a very unique opportunity due to the location. The site is perfectly situated in the center of town at the crossroads of Route 8 and Route 63 and surrounded by a river and train station with bus routes already running. The Borough will consider development interest in all elements of mixed use development, including condominiums, rental housing,

office and tech-flex space, retail and entertainment. Interested parties may submit proposals for one parcel, a combination of parcels or all four parcels as an overall development plan.

The Naugatuck Economic Development Corporation has been designated as the Development/Redevelopment Agency for the Borough of Naugatuck and has been working with the Borough to assemble all the parcels needed for the development site and has also assisted the Borough's Land Use Departments in creating a new zone for the downtown area that will allow mixed use, transportation oriented development on this site. The area is called a Special Development District (SDD) Zone and provides the framework and guidelines for permitted uses in the SDD and the Application Review and Approval Process for its development.



The Borough of Naugatuck encourages qualified development firms or commercial developers to respond to this request for Expression of Interest with your proposal for the development of any element of our mixed use development concept that addresses the Borough's long range goals of a transportation oriented development for revitalizing our downtown.



The development site is served by the Waterbury Branch of the Metro-North passenger line with train platform access through Parcel "D" of the development site. Weekdays there are 7 to 8 trains in each direction. The site is also within 500' of an entrance and exit ramps to CT Route 8, the main limited access highway serving the Naugatuck River Valley with a direct connection to I-84 in Waterbury and I-95 in Bridgeport.

Also adjacent to the development site is the first phase of the Naugatuck Riverwalk, the Naugatuck River, the downtown commercial area, the Town Green with a number of historic buildings including the Howard Whittemore Memorial Library and several Borough parks.





HOW TO RESPOND TO THE REQUEST FOR EXPRESSION OF INTEREST

RESPONSES SHOULD INCLUDE THE FOLLOWING:

1. What development do you propose for the development site. **Include details such as:**
 - » Size and estimated number of units of housing as well as types
 - » Square footage of retail space and sample of types of tenants
 - » Office space – types of users
 - » Recreational and entertainment space
 - » Types of institutional uses
2. The development parcel or parcels you want to develop.
3. A list of any major partner that you will team with
4. Describe your background and training in real estate development
5. Provide a short list of at least three development projects you have undertaken and completed and your roll in these projects

SUBMISSION OF EXPRESSION OF INTEREST SHOULD BE SENT TO:

David Prendergast, CEO
Naugatuck Economic Development Corporation
195 Water Street
Naugatuck, CT 06770

Email: dprender@sbcglobal.net
Phone: 203-723-4411
Fax: 203-729-4512

Expression of Interest should be submitted no later than Tuesday, July 30th, 2013 by 4:00 p.m.

Submission should include three (3) hard copies and one (1) electronic copy emailed to dprender@sbcglobal.net.

The Borough of Naugatuck and the Naugatuck Economic Development Corporation at their discretion may reject any and all, or parts of any or all submissions and may reissue this Request for Expression of Interest, or work with respondents to adjust or modify their submission prior to commencement of the implementing a building plan.

Interested parties may contact David Prendergast at the address above for further information and to arrange for a tour of the development site.

TRANSPORTATION ORIENTED DEVELOPMENT PROJECT - SITE DESCRIPTIONS

The development site consists of four adjacent parcels all owned by the Borough totaling 16.59 acres. Interested parties may submit proposals for one parcel, a combination of parcels or all four parcels as an overall development plan. The following is a description of each parcel:

PARCEL "A"

3.90 acres – flat site with a four-story building with approximately 80,000 sq. ft. per floor. The building was built in 1950 as a warehouse and most recently has been used for manufacturing, research and development and offices for a telecommunications firm. The Borough has completed a detailed environmental assessment of the site including a Remediated Action Plan which is available.

PARCEL "B"

7.75 acres – flat site mostly covered with asphalt paving that has been used as the onsite parking for tenants occupying the building on Parcel "A". This is a 400 sq. ft. service building on the site that was built in 1950. The Borough has completed a detailed environmental assessment of the site including a Remediated Action Plan which is available.

PARCEL "C"

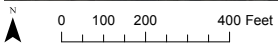
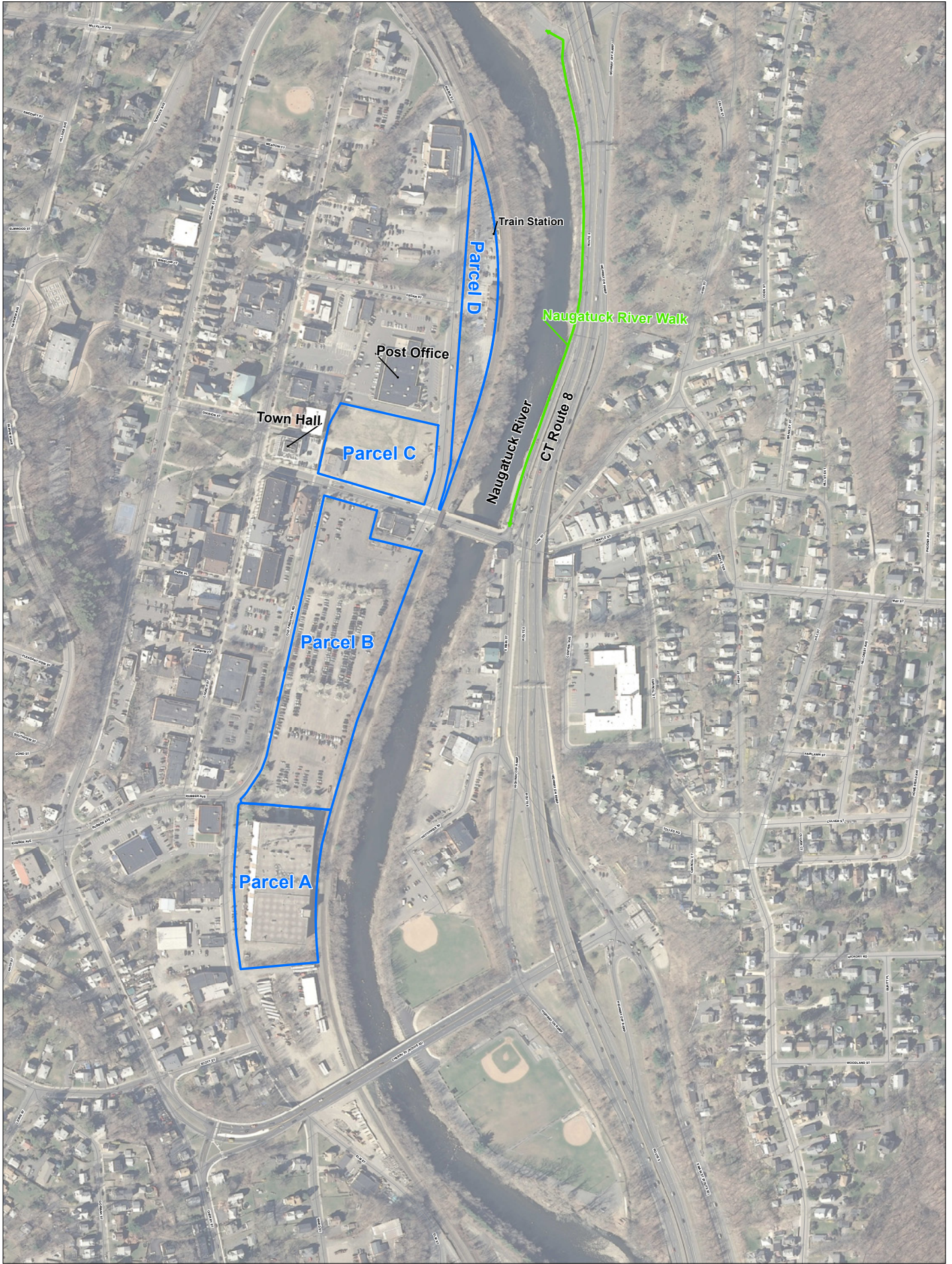
2.57 acres – flat development site that has been fully remediated. The northwest corner has a raised platform where coal and coal ash that has been removed from the rest of the site has been deposited and capped. A paved parking area or multi level parking garage will completely encapsulate that area.

The Southwest corner contains a 2-story, 7,500 sq. ft. historic building that was the former office of the Goodyear India Rubber Glove Manufacturing Company. The building was constructed in 2 sections: the front of the building in 1895 and the rear in 1937. The Borough is planning to demolish this deteriorated building prior to releasing this parcel to a developer.

PARCEL "D"

2.37 acres – this flat development site, mostly covered with asphalt, is adjacent to the Waterbury branch of the Metro North rail line and also provides access to the passenger platform. The site also contains the former train station building, which was designed by Henry Bacon and built in 1910. The building and mechanical system have been recently renovated and the building is currently being used for offices and a historic museum and public meeting space but is available for development and reuse.

The Borough is currently completing a Phase I and Phase II environmental assessment of the property funded by a grant from the DECD Municipal Brownfields Remediation Pilot Program.



The spatial information on this map is not a survey and is subject to any changes an actual land survey discloses.

BOROUGH OF NAUGATUCK TRANSPORTATION ORIENTED DEVELOPMENT SITE

EXISTING PUBLIC TRANSPORTATION SERVICES

The development site has daily passenger service from the Metro-North Waterbury Branch line which connects into the New Haven to New York Main Line at the Bridgeport Station. There is also weekday bus service in town through the Valley Transit Bus system.

Monday-Friday service includes 8 daily trains to New York's Grand Central Terminal and 7 daily trains from New York to Naugatuck. Saturday-Sunday & Holiday service includes 5 daily trains to and from New York's Grand Central Terminal.

SAMPLE RIDE DURATIONS:

Naugatuck to Grand Central	2 hours, 15 minutes
Naugatuck to Stamford	1 hour, 14 minutes
Naugatuck to Bridgeport	55 minutes
Naugatuck to Shelton/Derby	21 minutes
Naugatuck to Waterbury	8 minutes



Hourly bus service pulsing through downtown green, a block away from the site.





SPECIAL DEVELOPMENT DISTRICT (SDD) ZONE

PURPOSE OF ZONE

The purpose of a Special Development District (SDD) Zone is the creation of a combined working, service, shopping, retail, restaurant/dining, entertainment, recreation, market-rate residential, hotel, medical, technology, industry, educational, energy creation, office and other compatible uses in a coordinated environment that reduces the traffic generation in contrast to that which occurs when the uses are separated and seeks to maximize mass transit and intermodal opportunities, enhances the quality and proximity of facilities to employees and residents and retains the character of an area and its suitability for particular uses. The future economic welfare of the Borough depends upon the revitalization of the downtown district by the implementation of a public private partnership process. It has been determined that uniform and consistent economic growth shall be accomplished by the implementation of an approved Master Development Plan.

REQUIREMENTS FOR AN AREA TO QUALIFY AS A SDD

A SDD zone must include an active passenger train station within its boundaries and access to at least two interchanges with limited access state or federal highways and must contain at least 50 acres in land area. A majority of an SDD zone shall be located within the area designated as the Central Business District (CBD) in the Naugatuck

Plan of Conservation and Development dated April 28, 2001 as amended. A SDD zone shall have a significant mixed-use component and such mixed-use components shall include a balance of development consisting of market rate housing and retail (inclusive of merchandise marts) uses as well as a balance of the following types of uses: entertainment, recreation, technology, medical services, institutional, hotel, industry, research and development, transportation, service, energy creation, educational or office components, financial institutions and other compatible uses. Within a SDD or any phase thereof, the square footage of residential use shall not exceed 65% of the total square footage of proposed development.

Any proposed phase that includes housing shall include retail and/or a balance of other uses. Nothing prevents the SDD Applicant from establishing a phase that does not include housing or other individual uses. The creation of this zone is beneficial to the Borough because it will reduce traffic, pollution and congestion which would arise from uncoordinated and piecemeal development and will provide an enhanced living and work environment for the residents of the Borough of Naugatuck. The SDD will allow for a creative approach to the use of land and related physical environment, a pedestrian-friendly circulation network, and a safe, efficient and desirable use of open space, aiding in the preservation of the historical assets of the downtown area.

PERMITTED USES

The following land uses are permitted within the SDD, whether in separate structures or in mixed-use structures.

- » Residential units either for sale or rent
- » Buildings, uses and facilities of the Borough of Naugatuck
- » Buildings, uses and facilities of the State of Connecticut and the Federal Government
- » Railroad rights-of-way, passenger stations and services
- » Retail Uses
- » Restaurants, including the sit down and take-out varieties
- » Entertainment venues, including but not limited to nightclubs, bars and billiard or pool halls
- » Banks and other financial institutions
- » Hotels, Motels and Bed and Breakfasts
- » Conference and Convention spaces
- » Offices
- » Medical Centers, medical offices and physical therapy clinics
- » Merchandise marts
- » Personal service uses
- » Art galleries or studios, museums, cinemas, theaters and assembly halls
- » Public and private parking garages
- » Public and private parking lots
- » Alternative energy production or generation facilities
- » Research facilities
- » Industrial
- » Printer establishments and binderies
- » Public or private schools
- » State licensed or registered daycare
- » Recreation businesses and facilities such as health clubs, physical fitness centers, gyms and indoor and outdoor sports facilities
- » Private clubs for civic and religious organizations without residential units
- » Tech/Flex uses
- » Public Amenities including open space, landscaping, walking trails, planters, roof gardens and other similar features which soften the hardscape

Uses not permitted in the SDD zone include:

- A. Commercial kennels livery and boarding stables and riding schools.
- B. Freight trucking businesses and terminals, bus maintenance terminals.
- C. Barns and agricultural storage buildings.
- D. Junk vehicles and vehicles unregistered for more than six months.
- E. Adult Oriented Establishments as defined in Section 57
- F. Pawn Shops
- G. Tattoo Parlors

Any other use not specifically included in the permitted uses above shall not be permitted.

