

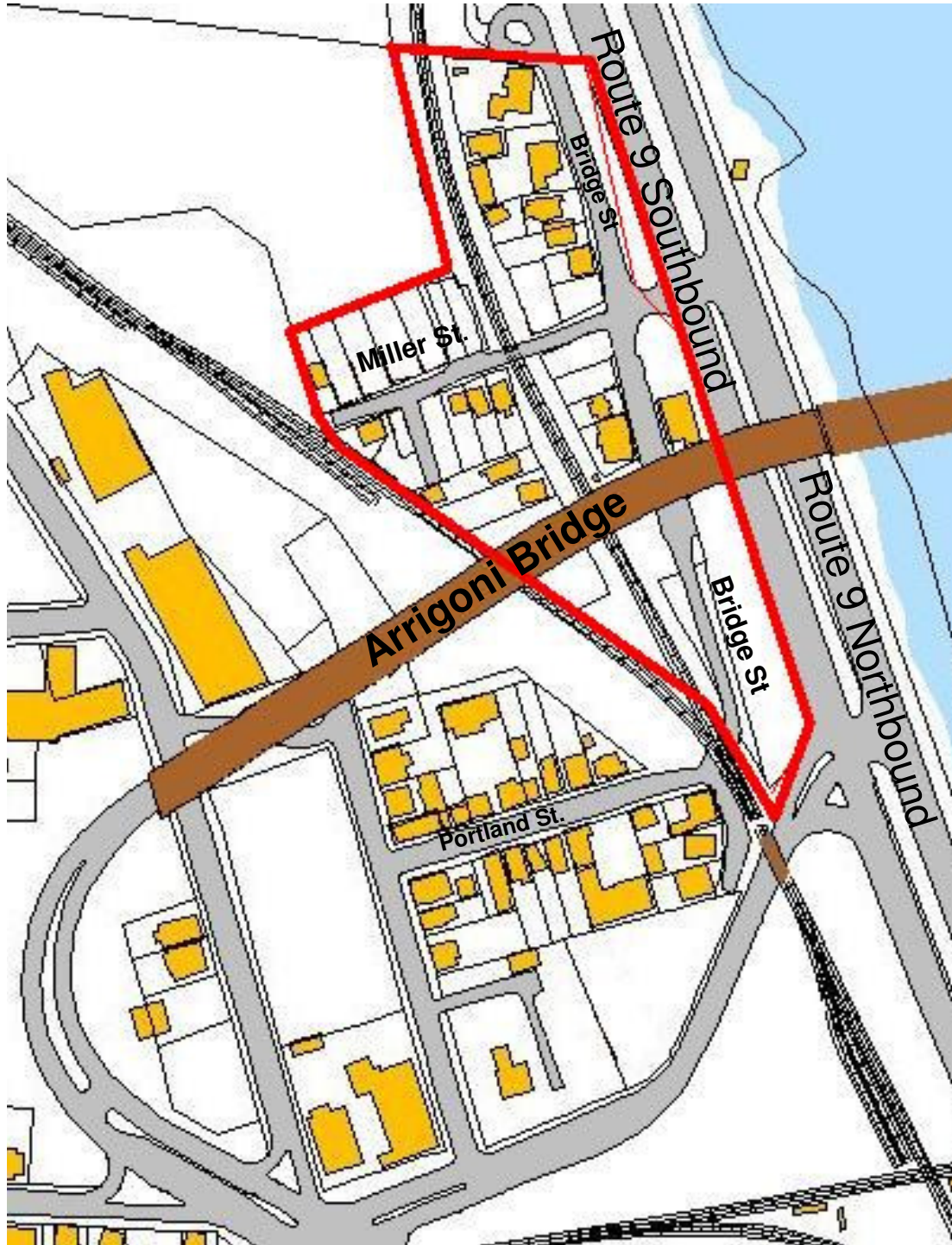


March 18, 2008

Miller Bridge Redevelopment

Brief History Overview,
Long-term Outlook for the Neighborhood,
and
Short-term Options for Improving Access





Miller Bridge
Street Area

and

Surrounding
Neighborhoods

History of Miller and Bridge Street Area Redevelopment

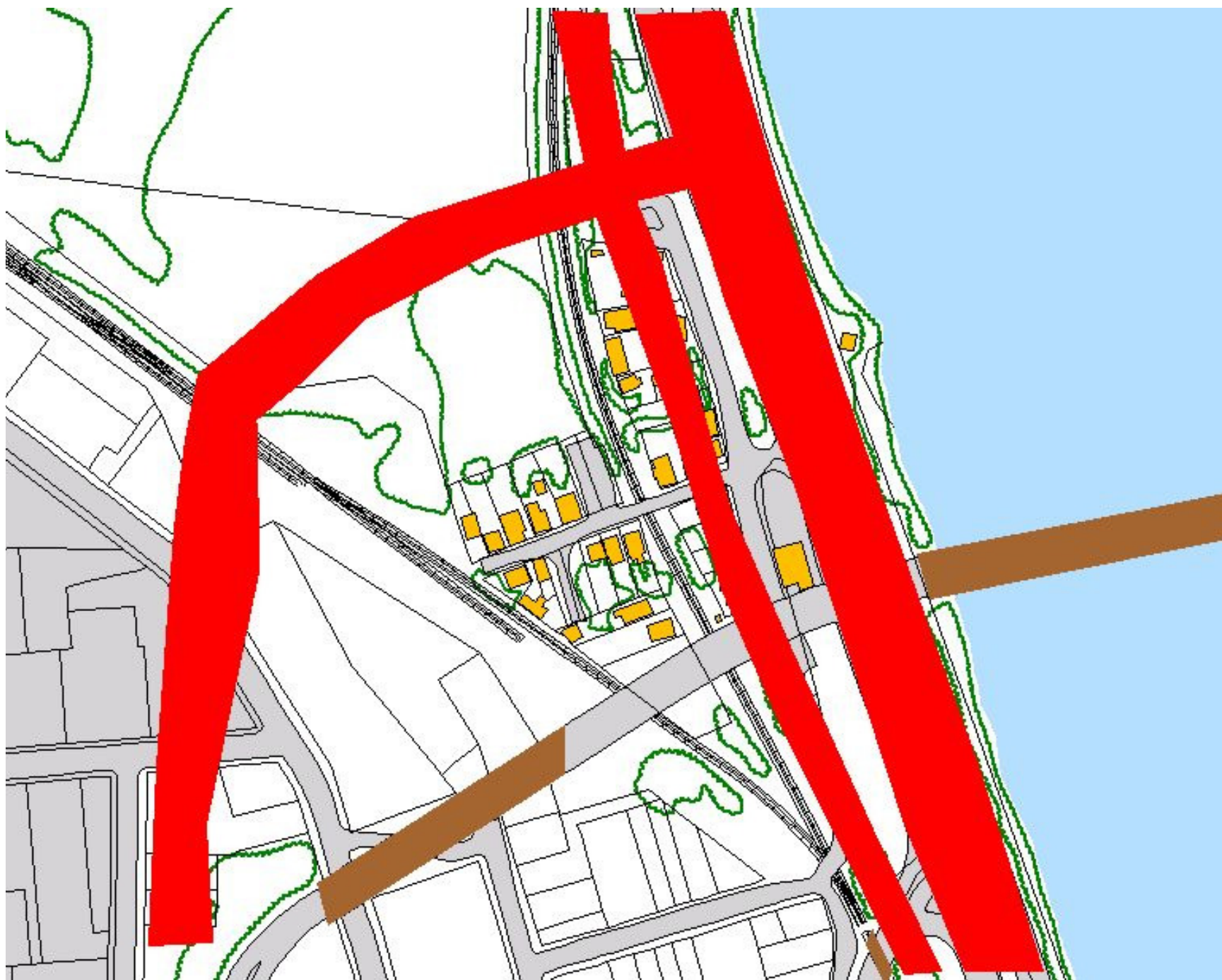
- 1999- City conducted workshops with neighborhood to find ways to improve the area.
 - Conclusions-
 - No feasible infrastructure options
 - Acquire and demolish neighborhood
- 2000- City with support of neighborhood adopts current Redevelopment Plan that acquires and demolishes the neighborhood, within a 5 year timetable.

Funding is the KEY issue!

- The City was able to acquire and demolish 12 properties.
- The remaining 15 properties would cost the City approximately \$3 million to acquire, relocate residents and demolish structures.

The future of this Neighborhood will always be in question!

- The Connecticut Department of Transportation has proposed a new Route 9 entrance/exit design to connect the highway to downtown and the bridge. This design would require the State to acquire the entire neighborhood.
- Estimate timeframe- 7 to 15 years

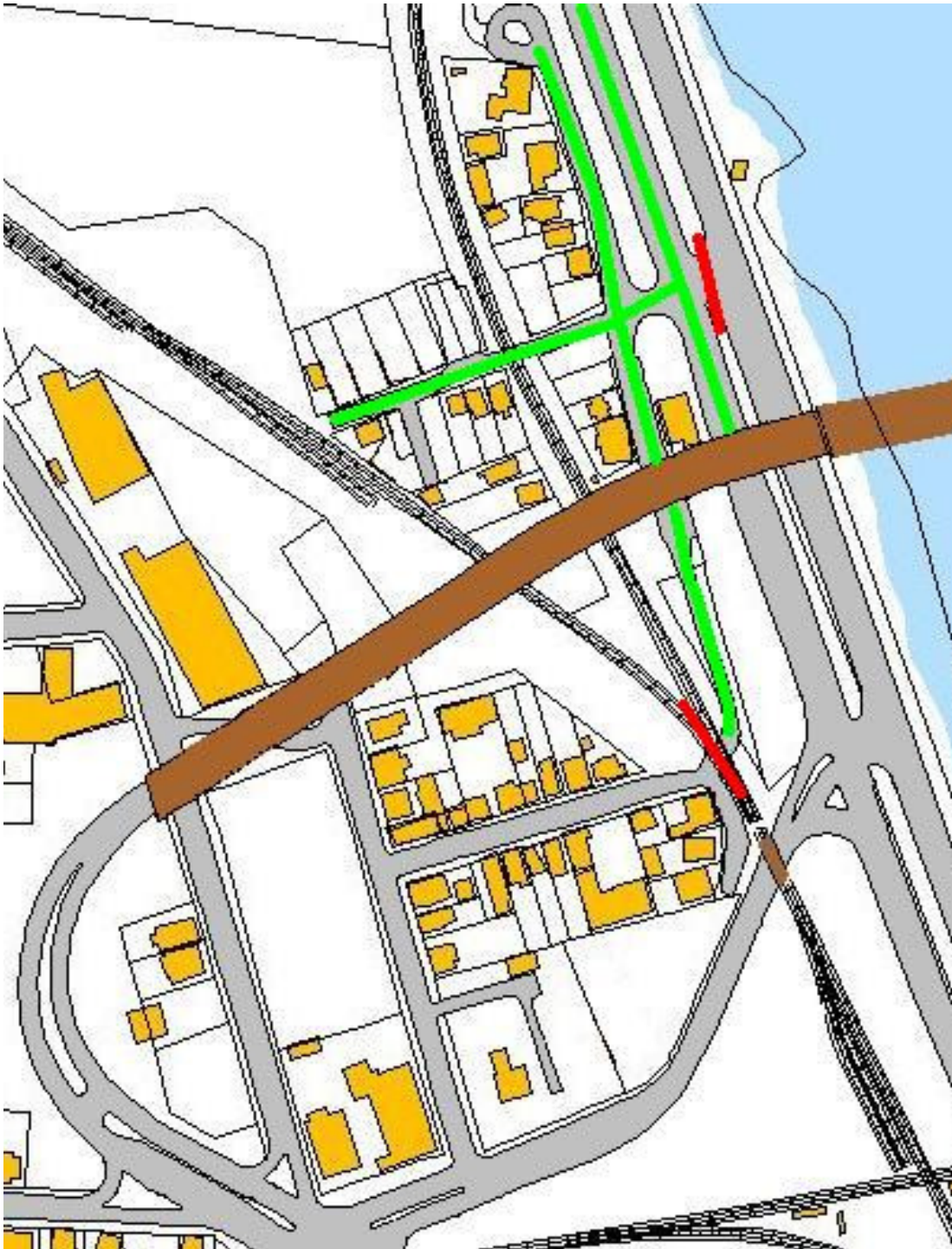


Short-term Options to Improve Access



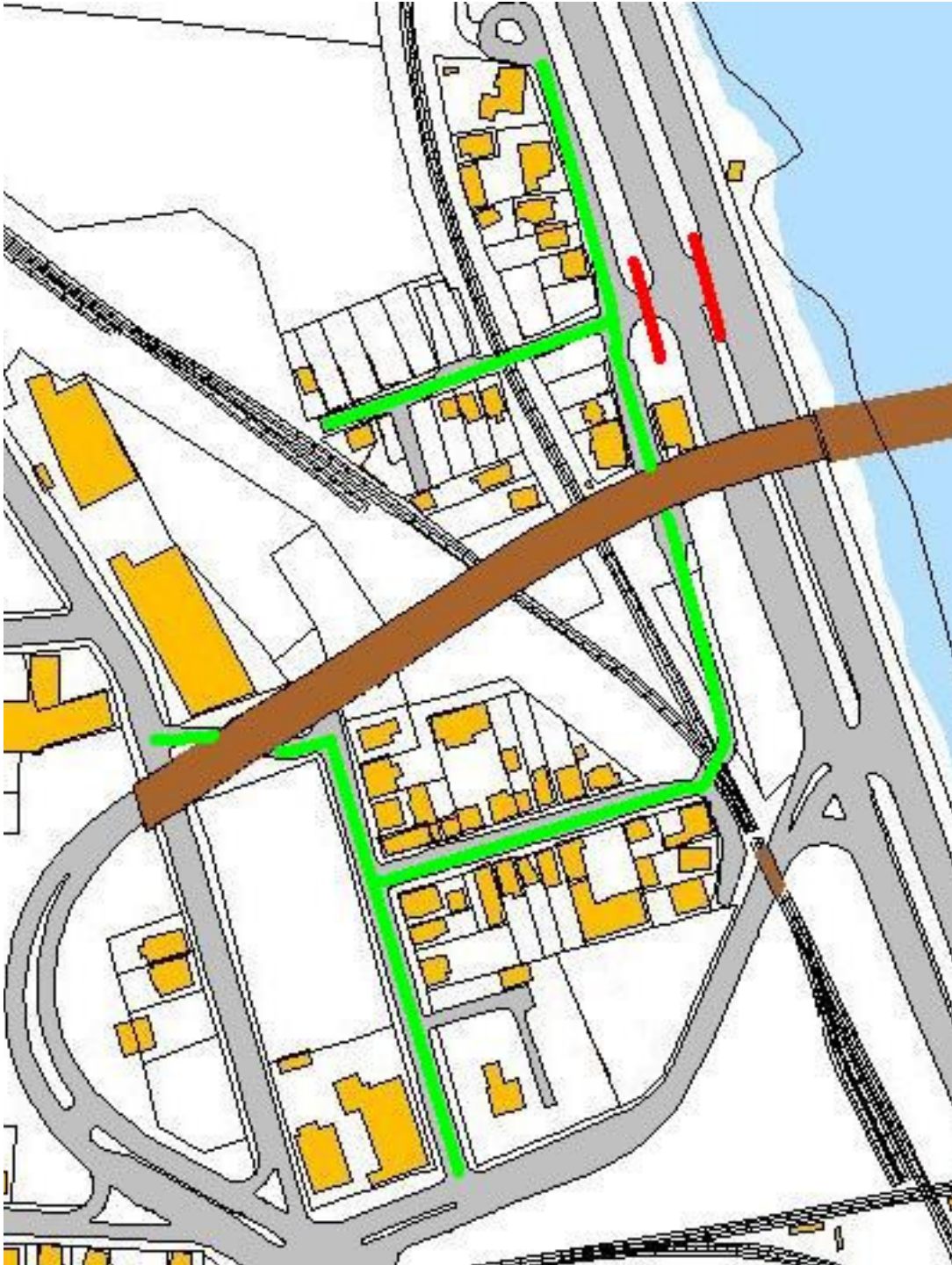
Current Situation

- Access only from Route 9.
- Emergency Rail Crossing at Portland Street.



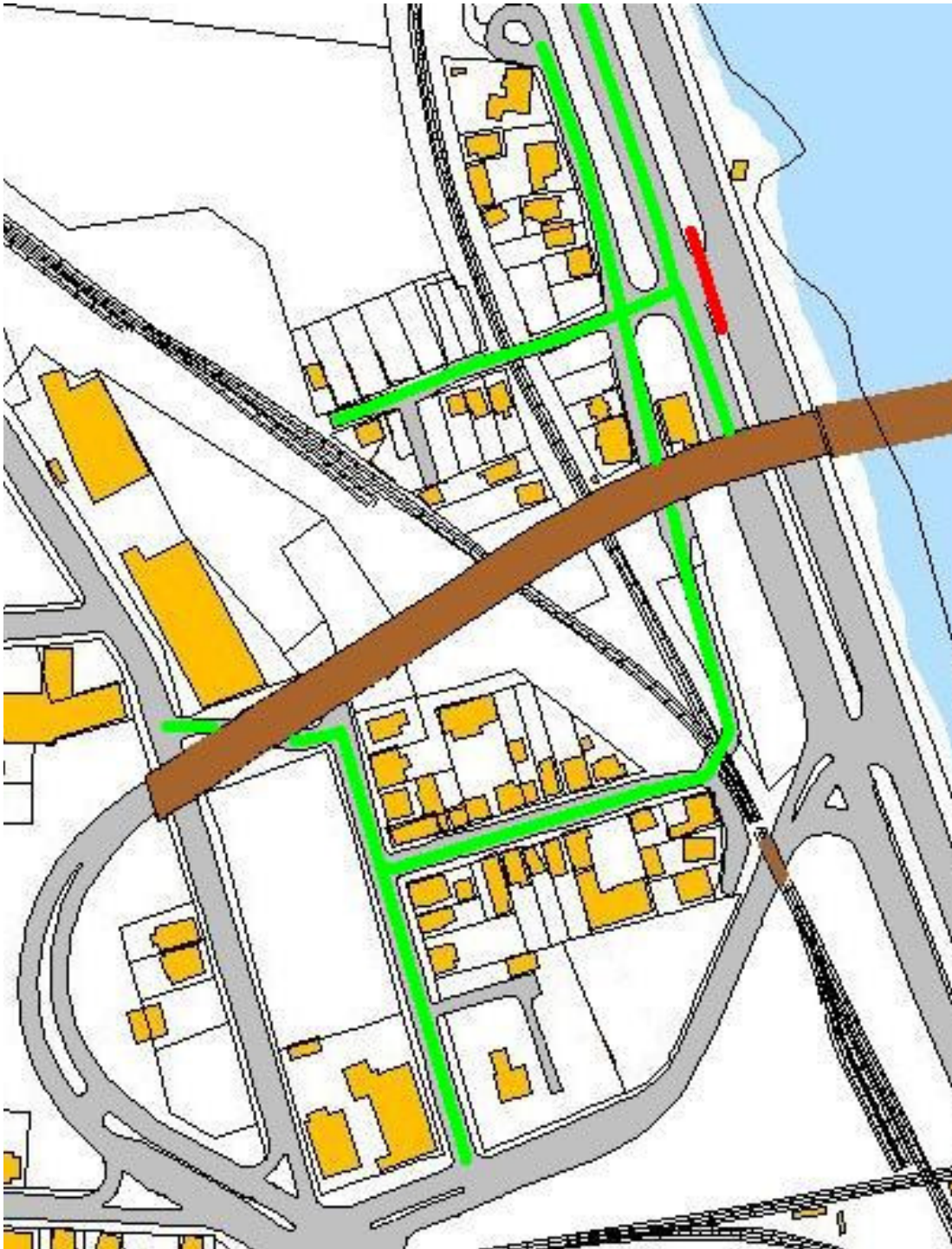
Option 1

- Eliminate Route 9
Northbound left turn into neighborhood.
- Portland St Cross is still closed to public use.



Option 2

- Eliminate Route 9 Northbound left-turn lane in to neighborhood.
- Open Portland St Crossing Temporarily as a public crossing, if CT General Assembly passes legislation to allow it.
- Eliminate Route 9 Access to neighborhood all together.



Option 3

- Eliminate Route 9 Northbound left-turn lane in to neighborhood.
- Open Portland St Crossing Temporarily as a public crossing, if CT General Assembly passes legislation to allow it.

Questions before the Redevelopment Agency.

- Which short-term option should the Agency recommend to the Mayor and Common Council?
- Should the Agency/City continue to implement the Redevelopment Plan?
 - Funding from State or Federal Government?
 - Funding from local tax dollars?
(would require referendum)
- What non-infrastructure solutions should City pursue? (zoning code, health code, fire code, housing code, police, etc.)