



## **Borough of Naugatuck releases RFP**

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Naugatuck, CT According to the borough of Naugatuck, located on the Waterbury Branch/Metro North train line along the Rte. 8 corridor, 5 miles south of Rte. 84, a RFP has been released, seeking a development team to partner with the borough to create a mixed-use TOD project on 7.75 acres in the borough's downtown.

Commencing in June of 2022, the Waterbury Branch Line will feature two-way train traffic for the first time, creating a commuter line from Waterbury to Bridgeport and onto NYC. The completed improvements will now allow 22 trains per day and the Waterbury Branch Line will feature reliable commuter service for the first time.

The borough seeks proposals for the purchase of the downtown site as well as the permitting, design, and construction of a mixed-use/TOD project. The borough is seeking a large residential component designed primarily for those with low space requirements. Complete street designs are required as well as vision as to the approach to blend this project into the existing historic downtown area. Fixed assessment tax agreements for up to a 10-year period are available.

The Borough of Naugatuck is currently experiencing an influx of people from the tri-state area and it has timed this project to coincide with the availability of reliable commuter service.

A site tour has been scheduled for January 27, 2022 and the proposals are due by April 29, 2022.

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