



# City of Milford, Connecticut

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

*"A Small City With A Big Heart"*

April 24, 2015

Mr. Zack Hyde  
Connecticut Office of Policy and Management  
450 Capitol Avenue, Hartford, CT 06106

Re: Milford Property Acquisition Notice of Scoping Questions

Dear Mr. Hyde:

Please find below the City of Milford's (the "City") response to the questions posed by the Office of Policy and Management:

1. What were the criteria for a site to be considered and what were the factors that led to the town choosing the properties it has decided to acquire?

First and foremost, the City narrowed the geographic scope of its search for properties to the one mile radius surrounding the Downtown Milford area. The City then further defined its search by looking at factors such as availability, size, and historical significance of potential properties. The properties ultimately selected by the City are in close proximity to many downtown amenities, potentially accommodate a sizable expansion of available downtown parking spaces, are owned by entities willing to sell and have no negative historical impact.

2. Has there been an evaluation of the life cycle costs for parking spaces? Would the City intend to establish rates capable of recovering the full cost to provide parking? Has there been an analysis of how demand for parking spaces would change with the price?

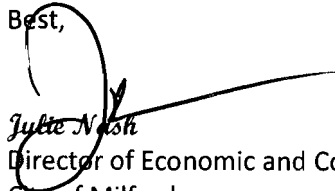
The City did not conduct an evaluation of life cycle costs, but will consider the long term durability of the parking spaces to maximize the life cycle using sustainable and low impact/maintenance materials. The City intends to perform a parking analysis with the Regional Planning Association through a TOD Technical Assistance Grant to analyze a long term plan, ownership, fiscal impact, control, and maintenance. Initially, the City expects to maintain control and ownership of the property. If established parking rates fall short of covering the full costs of construction and maintenance, the City would certainly look to a fee increase. The City will dedicate exclusive space for uses such as additional train parking and maximum use parking for shop and restaurant patrons. Long term plans, moreover, may include the construction of mixed use development and a parking lease to an Authority or management company. The City will consider all available options to maximize the positive impact and minimize any negative impact that may arise to protect its investment.

3. Has the City done its due diligence to determine what, if any problems might be encountered during the proposed work and assure that the City is prepared to address them? If problems, how do they compare with those at the alternative projects sites?

The City has begun to perform its due diligence in accordance with the rules and regulations of a property acquisition, including title searches and environmental review. In February 1997, a Phase I Environmental Site Assessment was completed on the 44-64 River Street parcel, copy attached, concluding that further environmental investigation is unwarranted. In February 2000, a second environmental assessment was performed on the property, copy attached, likewise reaching the same conclusion that no further environmental investigation was warranted. Since the date of the Phase I report there has been no significant change in use, other than office space, that would indicate a negative environmental impact on the property. The City is prepared to address any issues that may arise, such as public health or environment concerns, associated with the property although we do not anticipate any major problems at this time.

If you have any additional questions, please do not hesitate to contact me.

Best,



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