



Torrington Development Corporation

## Project Goals

- Promote economic development
- Strengthen the existing mixed uses of downtown
- Promote local and regional arts, cultural interests, and tourism
- Preserve Torrington’s heritage and historic character
- Improve pedestrian facilities, traffic circulation, parking and streetscape

## Project Benefits

Resource	Benefit
<i>Land Use</i>	Achieves planned mix of complementary uses, revitalization, streetscape, reuse of property, pedestrian walkways connecting city attractions to downtown.
<i>Community Characteristics</i>	Revitalization improves quality of life for residents and attracts visitors.
<i>Property</i>	Impacts allow success of master plan for revitalization of deteriorating urban center, and replacement, reuse/ rehabilitation of deteriorating buildings.
<i>Zoning</i>	Achieves land use objectives of Torrington Plan of Development
<i>Socioeconomics</i>	City: Net positive increase in employment, population, consumer expenditures. State: Net positive increase in employment, population, gross state product, personal income, state revenue of \$125 million over 20 years. Private: Potential of \$54 million annually in retail sales.
<i>Traffic and Parking</i>	Roadway concepts improve traffic flow, parking, and pedestrian streetscape improvements.
<i>Historic Resources</i>	Retention and/or rehabilitation of a minimum of 8 historic buildings in the Water Street Historic District; creation of a historical railroad plaza, promotes façade improvement program; streetscape and riverwalk improves setting.
<i>Visual and Aesthetics</i>	Streetscape, Riverwalk, rehabilitation of deteriorating historic buildings.
<i>Water Resources</i>	Riverwalk physically and visually reconnects downtown streetscape with river. Improvements in stormwater control would result of overall long-term improvements.
<i>Environmental Risk</i>	Permanent remediation of an estimated 15 potentially contaminated sites providing long-term local and regional benefit.
<i>Cumulative Impacts</i>	Cumulative effect of project promotes city and state economic and community development.