

# 4. Project Information

## Overview

The portion of Route 12 located in Ledyard parallels the Thames River estuary in the southeastern part of the state and is bordered by Preston and Groton. The northern half of the U.S. Submarine Base is located in Ledyard on the west side of Route 12. Although major employers located within and near the community include Dow Chemical and Foxwoods, a majority of Ledyard's working population commutes to businesses located in Norwich, New London and Groton. Route 12 is a major artery for this commute. Route 12 is characterized by single-family housing, separated by forested areas, rocky slopes, and businesses. Businesses along Route 12 include major concerns like Dow Chemical, offices and small concerns.

For most of its five and one-half miles through Ledyard, Route 12 consists of two 12-foot travel lanes, each having an 8-foot paved shoulder. Occasionally, particularly at major intersections, the shoulder areas may serve as through lanes or right-turn lanes. However, the highway right-of way varies between 100 and 120 feet wide for most of its length in Ledyard and is considerably wider than that in several locations.

For many years, the condition and viability of the Route 12 Corridor has been a topic and concern of the community. That concern is principally embodied in the 2001 Tri-Committee Report on the Development of Route 12. This project would use MSIF funding to implement the findings of the Report in the Gales Ferry section of the Route 12 corridor. Combined with the development of a CVS in the area and the ongoing improvement program by Riverside Mall, Inc. to invest at their property at 1666 Route 12, MSIF funding provides a really opportunity to make progress in achieving the objectives of the 2001 Tri-Committee Report.

## The Project

**THE PROJECT:** The village of Gales Ferry has seen little economic growth or development in the last 25 years. The infrastructure, both public and private, is antiquated and very unsightly. The funds from this grant would be used to rehabilitate the streetscape for the core of the village, and transform it into a vibrant, pedestrian friendly economic center.

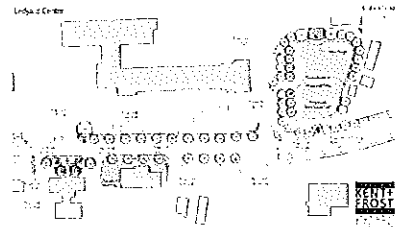
Much of the development of Gales Ferry happened in the car centric 1970's. It consists of long strip mall style buildings set far off the road with excessive amounts of paved parking and no trees, sidewalks or pedestrian amenities. This project removes unnecessary pavement and replaces it with sidewalks, community plazas, trees, lighting, lawn and lush landscaping. The visual and experiential transformation will be dramatic.



Existing Conditions



Vision



Plan

The village has ample existing building space that is vacant due to businesses relocating to more modern centers outside of town. The existing building stock is ideal for small "mom & pop" style business, as the buildings are broken up into small individual units. Additionally CT Route 12 also runs through the center of the village providing abundant visibility to all users traveling to or from I95. This transformation will lead small businesses back to the village center, and revive it into a vibrant village center.

The plan also includes many details to create & strengthen the sense of place of Gales Ferry. Details and history unique to the village of Gales Ferry have been brought to the forefront to celebrate the village, educate users and turn it into a destination instead of a thoroughfare.

The residential district of the village is less than 1000 feet from the commercial center, yet due to the fact that there are no sidewalks, trees or lighting, people do not walk to/or around town to get their needs. A large component of this plan is to transform the village into a walkable center that connects the post office, community center, churches, banks and commercial businesses with the quaint historic residential neighborhoods that surrounds it.

The effectiveness of this grant will be amplified by a partnership with the largest landowner/business in the village. This business has completed improvements a \$500,000 upgrade to the appearance of their building and site and continues to invest in improvements to the property. When combined cohesively with this grant, the village will undergo a significant transformation.



CONNECTICUT DEPARTMENT OF HOUSING

Project Financing Plan & Budget

Original (Mark X):		Revision#:	
Applicant: <b>Town of Ledyard</b>	Fed ID#:	<b>06-6002023</b>	
Project: <b>Route 12/Gales Ferry Improvements</b>	Project #:		
Program: <b>Main Street Investment Fund</b>	Budget Start:	Budget End:	

SOURCES OF FUNDS		DOH Share GRANT	TOWN Share	Private/Other	TOTAL
DOH:	<i>MSIF, Sec. 4-66h</i>	\$ 500,000			\$ 500,000
DOH:					\$ -
Other:	<i>Applicant/Town</i>		\$ 12,000		\$ 12,000
Other:	<i>Private/Commercial Property Owner</i>				\$ -
Other:					\$ -
Total Sources		\$ 500,000	\$ 12,000	\$ -	\$ 512,000

USES OF FUNDS	DOH/Town Funds		Private/Other	TOTAL
	DOH Share	Town Share		
				\$ -
Sidewalk, curbs, etc.	\$ 200,000.00			\$ 200,000.00
Streetscape - lighting, trees, etc.	\$ 200,000.00			\$ 200,000.00
Landscaping	\$ 100,000.00			\$ 100,000.00
Building Improvements - exterior				\$ -
Signage				\$ -
Facade Improvement - businesses				\$ -
				\$ -
				\$ -
				\$ -
A/E fees, Design, soft costs		\$ 12,000.00		\$ 12,000.00
Traffic Control				\$ -
Salaries				\$ -
Other Administration Costs				\$ -
				\$ -
Contingency				\$ -
Total Uses	\$ 500,000.00	\$ 12,000.00	\$ -	\$ 512,000.00

Applicant Name

I request approval of this Project Financing Plan and Budget in accordance with the terms and conditions of the Assistance Agreement/Notice of Grant Award (NOGA) and as the duly authorized individual representing the applicant, affirm that the project will be operated in accordance with this budget:

*[Handwritten Signature]*

5/26/2016  
Date

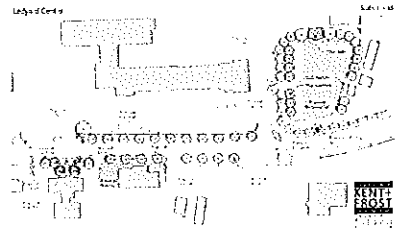
The Project Financing Plan and Budget is hereby approved in the amounts and for the time period indicated.

\_\_\_\_\_  
Director, DOH

\_\_\_\_\_  
Date

\_\_\_\_\_  
Evoone M. Klein, Commissioner

\_\_\_\_\_  
Date



**ATTACHMENT 1**

**Resolution**

Ledyard, CT

MSIF Application

## Certified Resolution of the Legislative Body

The Town Council (Legislative Body) of the Town of Ledyard met on May 11, 2016 and adopted a resolution by the vote of 7 to 0 which:

- (1) authorizes submission of the funding application - Streetscape Improvements and other improvements along the Gales Ferry Route 12 Corridor under the Main Street Investment Fund Program referenced in Section 78 and 79 of PA-11-1; and
- (2) Identifies, Mayor Michael T. Finkelstein, as an individual authorized to sign the State of Connecticut Department of Housing Main Street Investment Fund application and administer the grant and the project. Such application is attached to and made a part of this record.

Attested to by:

Name: Patricia A. Riley  
Patricia A. Riley

Title: \_\_\_\_\_  
Town Clerk, Town of Ledyard

Date: May 12, 2016



TOWN OF LEDYARD  
CONNECTICUT  
TOWN COUNCIL

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339-1551  
(860) 464-3203  
FAX (860) 464-1485  
[council@ledyardct.org](mailto:council@ledyardct.org)

Chairman Linda C. Davis

CERTIFIED RESOLUTION  
OF THE LEDYARD TOWN COUNCIL  
AUTHORIZING THE MAYOR TO SUBMIT  
GRANT APPLICATION TO THE STATE FOR  
MAIN STREET INVESTMENT FUND PROGRAM

RESOLVED: that the Ledyard Town Council authorizes the submission of the funding application --

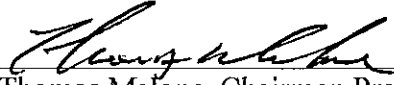
**Streetscape Improvements and Other Improvements along the  
Gales Ferry Route 12 Corridor under the**

Main Street Investment Fund Program referenced in Section 78 and 79 of the PA 11-1; and

IN ADDITION: The Ledyard Town Council reaffirms its commitment and approval of the goals and objectives of the Tri-Committee Report and finds that the proposed application is in full consistency with that report.

BE IT FURTHER RESOLVED: that Michael T. Finkelstein, Mayor is authorized to sign the Main Street Investment fund application and administer the grant and the project.

Adopted by the Ledyard Town Council on: May 11, 2016

  
Thomas Malone, Chairman Pro tem


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I Patricia A. Riley, Town Clerk of the Town of Ledyard, do hereby certify that the above is a true and correct copy of a resolution duly adopted at a meeting of the Town Council held on May 11, 2016, at which a quorum of the Ledyard Town Council was present and acting throughout; and that such resolution has not been modified, rescinded, or revoked, and is at present in full force and effect:

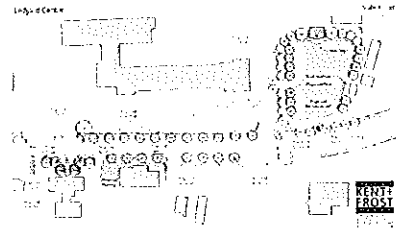
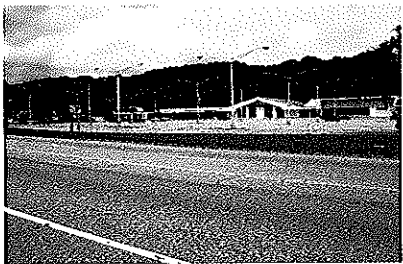
Such application is attached to and made a part of this record.

IN WITNESS WHEREOF: The undersigned has affixed his signature and corporate seal on this

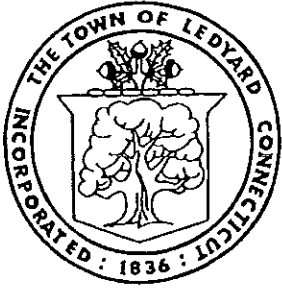
12<sup>th</sup> day of May 2016.

  
Patricia A. Riley, Town Clerk

(SEAL)



**ATTACHMENT 2**  
**Certification**



**TOWN OF LEDYARD**  
**CONNECTICUT**  
**MAYOR'S OFFICE**

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339  
(860) 464-3221  
(860) 464-1126 (Fax)

May 25, 2016

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Mr. Dimple Desai, Community Development Director  
Department of Housing  
CDBG Small Cities and Technical Services  
505 Hudson Street  
Hartford, CT 06106-1379

**RE: Town of Ledyard**  
**Main Street Investment Fund**  
**Route 12/Gales Ferry Improvements**

Dear Mr. Desai:

This letter certifies that construction activities conducted utilizing Main Street Investment Fund monies will be required to obtain building permits and will be inspected by Town staff or their designated agent.

Should you have any question or require additional information please contact me.

Sincerely,

Michael T Finkelstein,  
Mayor

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