

State of Connecticut
Office of Policy and Management
STEAP Project Application, Analysis & Eligibility
Pursuant to Connecticut General Statutes Section 4-600

Please complete one application for each proposed project and also indicate the priority order of all projects submitted. Please submit two copies of the complete application package. Applications should be typed and are available at www.ct.gov/opm. Please contact Meagan Cowell (Meagan.Cowell@ct.gov or 860-418-6381) or Steven Kitowicz (Steven.Kitowicz@ct.gov or 860-418-6409) with questions. When necessary, attach response in a separate document.

Applicant Town and Tax ID (FEIN) No. Town of Ledyard; 06-6002023

Town Elected Official's Name John Rodolico, Mayor

Elected Official's Email, Phone Number mayor@ledyardct.org; 860.464.3221

Town Address and Zip Code 741 Colonel Ledyard Hwy, 06339

Proposed Project Address and Zip Code 740 Col. Ledyard Hwy & adjacent frontage

If no project address is available, please provide street intersection detail.

Requested FY 2014 STEAP Funding (\$500,000 max)

\$500,000

Identify town officials and professionals that may be contacted with questions regarding this application.

John Rodolico, Mayor, mayor@ledyardct.org, 860.464.3221
Print Name, Title, Email Address and Phone Number

Mark Bancroft, mayoral.asst@ledyardct.org, 860.464.3222
Print Name, Title, Email Address and Phone Number

Charles Karno, planner@ledyardct.org, 860.464.3215
Print Name, Title, Email Address and Phone Number

Provide a description of the proposed project which includes the purpose of the project. Please be clear as to whether the funds you are requesting are for design, planning, site acquisition or construction. **Please be as comprehensive as possible in the description of this project. (If necessary, attach response in a separate document.) *Note: only capital projects will be considered.**

(see attached)

How will this project impact and benefit the community? Please include any projected economic impact and job creation or retention estimates.

(see attached)

What, if any, planning or design work has begun or been completed on this project?
Preliminary design and cost estimating are complete; priorities and objectives have been established; funding will allow the project to move to construction.

Is the proposed project consistent with the State Conservation and Development Policies Plan? (Plan detail is available at: www.ct.gov/opm/cdplan.)

Yes, revitalization of town centers is a primary, identified goal.

Will the project require the conversion of lands currently in agricultural use to non-agricultural use? Does the project area contain prime or important agricultural soils that are greater than 25 acres in area?

No

Does this project involve a state right-of-way? If yes, please provide the location and a brief explanation.

Yes, Route 117 is a State Highway and part of the project includes sidewalk and streetscape improvements within the State ROW.

Describe the environmental and social impacts of the proposed project. For example, impacts related to traffic, floodplains, natural resources/wetlands, endangered species, archeological resources, historical structures, neighborhoods, utilities, etc. (If necessary, attach response in a separate document.)

(see attached)

Is this project a phase of a larger plan? If yes, please complete the following:

What phase are you applying for? Phase 2 (Design Zones 4, 5 & 6)

How many phases are there total? Design Areas to be completed based on funding (12)

What state agency administers this project? NA

Who is the agency contact for this project? Mayor's Office

Attach additional information regarding the overarching, long-term plan.

Project Funding – Please indicated whether funds are secured or proposed

Please complete the following table detailing project funding sources. Examples of the other sources include: other state grants (please specify which), federal grants (please specify which), past STEAP awards used for previous phases of the project (please specify fiscal year), etc. Under uses please indicate estimated costs including, but not limited to, professional services, acquisition, construction, renovation, contingency, etc.

Funding Sources	Total
FY 2014 STEAP grant	\$500,000
Local (applicant) funds	250,000*
Other funds:	
* includes site work related to new Police Facility now under design	
Total Project Cost	\$750,000
Uses (Project Budget)	
(see attached cost estimate)	
Total Project Cost	\$750,000

Of the proposed funding sources listed above, what is the anticipated source and timeline for these funds?

Funding for the new Police Facility (\$6,500,000) is in place and related streetscape and site improvements should be complete by 6/2014

Please detail, what funds, if any, have been expended to date for this project?
Phase 1, improvements to the Town Fairgrounds, was completed in 2012 utilizing STEAP funds.

Additional work has been planned and designed at a cost of \$15,000+.

If this is not part of a multi-phase project, has any work already begun? If yes, please summarize.

If this is a multi-phase project, please provide a brief summary of the work completed to date.
Phase 1 of the project included the construction of a stone wall, entrance and site improvements at the "fair grounds". (see photos)

Is there any other relevant information you feel may be helpful to, please include it below:

The funding of this project combined with the improvements generated by the new Police Facility, next to Town Hall could have a dramatic impact on Ledyard Center.

Will this project move forward if the requested STEAP funds are not awarded or are awarded in part? Please explain.

Over time, the project will move forward without STEAP funding, however, the benefits and impact of the project are directly linked to the timeliness and scope of the improvements. Cont.

Provide a description of the project which include the purpose of the project. Please be clear as to whether the funds you are requesting are for design, planning, site acquisition or construction. Please be as comprehensive as possible in the description of this project.

*The purpose of this project is to enhance the aesthetic and economic character of Ledyard Town Center. The funds sought for this project will be used for the construction of streetscape amenities & improvements throughout the center of Ledyard Center. The project area will consist of **Zones 4, 5 & 6** of the attached Vision Plan for Ledyard Center (Ledyard Center Conceptual Plan Cost Areas).*

Zone 4 – Town Green Phase 2 will consists of completion of the Town Green including: a new stage/ community theater, new parking paving and curbing, lighting, upgraded power services to facilitate large events, new soil, lawn & irrigation, trees & plantings, reconfigured walking track and a new expanded crosswalk to facilitate safe access to the Green.

Zone 5 – School Improvements will expand/continue the streetscape initiated at the Town Green, and consists of: street trees and stone walls along the frontage of the school.

Zone 6 – Town Hall Improvements will consist of: a new street-side plaza with stone walls, lights, benches, and plantings & trees. Additionally, the streetscape will be continued along the western edge of Rte 117 by reducing excess pavement, defining/ narrowing driveway entrances and adding new sidewalks and street trees. Portions of this section will be funded as part of the Town's new Police Facility, located adjacent to Town Hall.

When complete, this project will connect all municipally owned properties within the center of Town with a continuous improved streetscape including stone walls, street trees and sidewalks.

How will the project impact and benefit the community?

Vibrant town centers are critical to the future economic and cultural success of Connecticut and its municipalities. This is clearly identified in the draft State Plan of Development, our regional CEDS and multiple local, state and national proposals and documents.

The Ledyard Town Center includes the main Town Library, the Town Green, an elementary school, the Town Hall, the Post Office, commercial businesses, historic properties and several civic monuments. This project is intended to continue our efforts to tie this area together in an attractive, inviting, "pedestrian friendly" manner. It, also, aims at increasing the utilization of the area by creating at the Town Green as an attraction for community events and gatherings.

In May of this year Town voters approved a \$6,750,000 bond authorization to construct a new police facility adjacent to Town Hall in the "heart" of Ledyard Center. This will continue and support the Town's efforts to enhance the center area and will fund additional streetscape improvements. The package of the new police facility and STEAP assistance will have a dramatic impact on the community.

Our goals are generate increased economic activity in the center area; attracting private investment, enhancing the viability of existing businesses and creating opportunities for new ventures.

Describe the environmental and social impacts of the proposed project. For example, impacts related to traffic, floodplains, natural resources/wetlands, endangered species, archeological resources, historical structures, neighborhoods, utilities, etc. (If necessary, attach response in a separate document.)

It is hard to overstate, the social impacts of the proposed project. The area to be improved contains the main Town library, the Town Hall, an elementary school, the Town Green, several historic structures, numerous civic monuments and commercial enterprises and the Post Office. The potential is extraordinary.

It is, also, one of the few areas in Town served by public transportation and enhancing pedestrian access and the viability of the area supports "smart growth" within Ledyard. It will benefit a broad range of our population and foster new investment in an area with existing infrastructure and development. It will provide incentives for the redevelopment of existing underutilized properties.

It will enhance the appreciation of historic properties, a historic Congregational Church , Ledyard's first one-room school house, which is located on the Town Green/Fair Grounds and the Fair Grounds, itself.

The area to be improved currently developed. We anticipate no adverse traffic, floodplain, natural resources, archeological, historic or neighborhood impacts. To the contrary, we anticipate significant positive impacts in many of these areas.

Is this project a phase of a larger plan?

This is second activity in an ongoing effort to enhance the Ledyard Town Center. Recently, a \$150,000, improvement effort at the Town Green site was completed and was very well received by the community. This proposal builds on and continues those improvements by enhancing the Town Green as a site for community events and increasing the attractiveness and access to the area. Phase 3 of the program will further extend the program in the area.

It is important to note that improvements have been planned in this phase that are an extension of the recently completed project. In this way, we are building and concentrating the impact and benefits.

Will this project move forward if the requested STEAP funds are not awarded or are awarded in part? Please explain.

Over time, the project will move forward without STEAP funding, however, the benefits and impact of the project are directly linked to the timeliness and scope of the improvements. The Town is committed to revitalizing its Town Center and will continue that effort in any way it can. However, with Phase 1, we have built significant momentum and if we do not continue that effort in a meaningful and timely manner, we will have lost a great opportunity.

Attach the following material:

1. Site location map
2. Real estate appraisals (if land acquisition is proposed)
3. Proposed project schedule
4. Project cost estimates supporting the request for funding (if available)
5. List of necessary local, state, and federal permits and approvals required for the project and the status of each
6. Environmental site assessments (if applicable)
7. If applicable, any town resolution(s) in support of application for this grant.

Please forward the items requested above with your application for STEAP assistance to:

opm.steapapplications@ct.gov

or via mail to:

Benjamin Barnes, Secretary
Attention: Meagan Cowell
Office of Policy and Management
Budget and Financial Management Division
450 Capitol Avenue
Hartford, Connecticut 06106

This page must be read and signed by the chief executive official of the municipality in order for the municipality/ project to be considered for STEAP funding.

My signature below, as First Selectman, Mayor or Town Manager of the Town of Ledyard, indicates acceptance of the following and further certifies that:

1. I will comply with any grant terms and conditions required by the administering agency;
2. I understand that should this grant application be approved I will be required to sign an assistance agreement/contract with the assigned administering agency delineating the terms and conditions of this grant;
3. I understand that various permits may be required by the administering agency as required by either the Connecticut General Statutes or Connecticut regulations;
4. I understand that funding associated with this grant application is one-time in nature and that there is no obligation for additional funding from the Office of Policy and Management or the State of Connecticut;
5. I understand that if this project warrants a Connecticut Environmental Policy Act (CEPA) review pursuant to Sections 22a-1 through 22a-1h of the Connecticut General Statutes that I will comply with such an environmental assessment. Further, if a CEPA is required, I understand that there are costs associated with such a review and that the municipality is in a position to continue with the proposed project despite this cost;
6. I understand that this application will be examined by the Intergovernmental Policy Division of the Office of Policy and Management for consistency with the State Plan of Conservation and Development and that I may be contacted if additional information is required for that review; and
7. I understand that projects which convert twenty-five or more acres of prime farmland to a nonagricultural use will be reviewed by the Commissioner of Agriculture, in accordance with Section 22-6 of the General Statutes.
8. I understand that any work done prior to signing a contract with the state agency assigned to administer the award will not be reimbursed unless other arrangements have been made, in writing, with the administering agency in advance.

John Rodolico

Applicant's Name (Please Print)

Mayor

Applicant's Title



Applicant's Signature

2-19-14

Date

Ledyard Center STEAP 2014
Project Schedule

Final Design

Includes: cost estimating,
final documents, permitting

9 Weeks After Approval

Bidding & Award

10-14 Weeks After Approval

Construction

6.5 Month Construction Schedule

Local & State Approvals

The project to improve the Town Center area has a long history and has been discussed and reviewed to a significant degree. However, local land use approvals will need to be obtained and the project will have to be coordinated with the CTDOT.