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Borough of Naugatuck releases RFP seeking developer for 7.75 acre mixed-use TOD project; deadline is April 29

January 21, 2022 - Connecticut

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

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

Naugatuck 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 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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