



STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT
Division of Transportation, Conservation, and Development Policy and Planning

July 6, 2017

Binu Chandy
CT Dept. of Economic and Community Development
505 Hudson Street, Hartford CT 06106

Re: Notice of Scoping for Derby Downtown Redevelopment Project

Dear Binu:

The Office of Policy and Management (OPM) has reviewed the Notice of Scoping for the Derby Downtown Redevelopment Project and submits the following comments:

- The scoping notice broadly describes roadway and infrastructure construction intended to support the redevelopment of a portion of downtown Derby:

The planning effort has sparked private investment interest in the Downtown area consistent with the "U"Street Master Plan," endorsed by the City of Derby's Planning and Zoning Commission. The uses proposed as part of the U Street Master Plan include residential, commercial, office, light industrial (advanced manufacturing), training, and mixed uses. The public infrastructure investment will leverage and support this potential private investment.

OPM notes the scoping notice's reference to potential private investment and believes that scoping notices such as this one should clearly define the expected scope and cost of the state agency action, so the public can better understand and support such projects. What portion(s) of the Master Plan development does DECD intend to fund in advance of the anticipated privately-funded construction? What is the scope of work proposed by the private developer and what level of commitment has been demonstrated to warrant such an investment by the State? Will the state's investment be limited to that necessary to serve the committed level of private development?

Thank you for the opportunity to respond to this Notice of Scoping and please feel free to contact me if you have any questions.

Sincerely:

A handwritten signature in blue ink, appearing to read "Matthew Pafford".

Matthew Pafford
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