



# REVIVE & RENEW ROUTES 163/32

## PRESENTATION TO TOWN COUNCIL



**MONTVILLE, CT**



**June 8, 2026**



# WHY WE ARE HERE



**1. FINAL OVERVIEW OF OUR FINDINGS FOR THE ROUTES 32/163 INVESTMENT PLAN**

**2. WHY IT MATTERS AND WHAT WE LEARNED**

**3. WHAT ARE THE PRIORITY NODES AND WHAT IS OUR VISION**

**4. WHAT WILL IT TAKE TO MOVE FROM PLAN TO IMPLEMENTATION**



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# WHY THIS PLAN MATTERS



- *Routes 32 and 163 are Montville's primary commercial and civic corridors*
- *The conditions of these corridors directly affect Montville's economic vitality, housing opportunity, and community identity*
- *Routes 32 and 163 represent Montville's best opportunity to channel growth into visible, high-impact locations*



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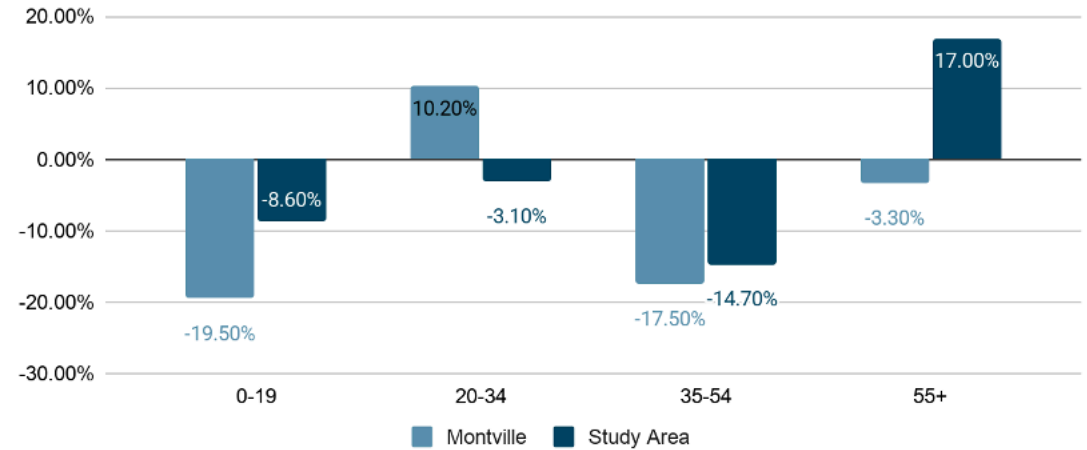
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# MARKET CONTEXT: WHY NOW

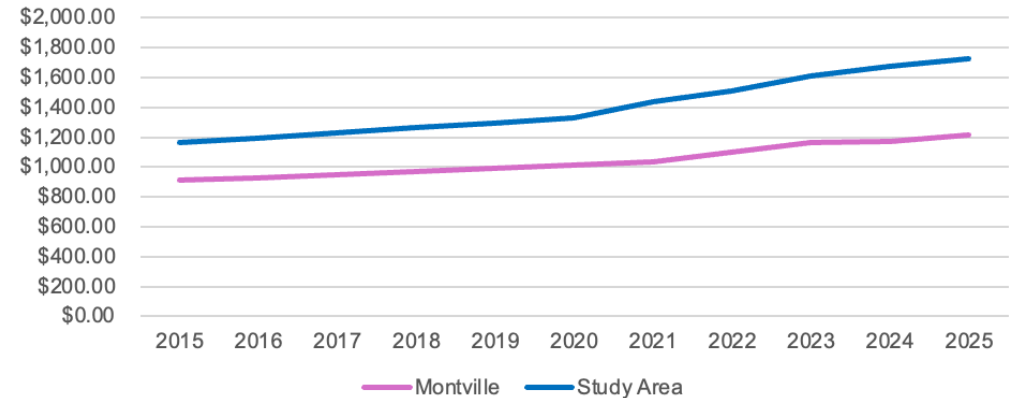
- Southeastern Connecticut is experiencing continued employment growth and related housing demand
- Montville benefits from proximity to employment hubs at Electric Boat, Mohegan Sun, I-395 corridor, and future growth at Preston Riverwalk
- 20 -34 age-group is the fastest growing in Montville and region, yet there are few housing options in town for this cohort plus significant retail leakage
- With targeted investment, Montville is well-positioned to capture a larger share of regional housing, services, and mixed-use demand. 25% - 30% of regional multifamily housing demand is 400 - 500 new units over next five years
- Montville’s opportunity is to guide new growth to the right places, in the optimal form, with the most effective supporting improvements

Percent Change in Population by Age (2014 – 2024)



Source: U.S. Census: American Community Survey 5-year Estimate, 2024 & 2014

## Multifamily Rent (2015-2025)



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# THE OPPORTUNITY: HOW MONTVILLE CAN DIFFERENTIATE ITSELF

- Offer a more attainable alternative to higher-cost nearby communities, particularly for young families and first-time buyers.
- Focus on compact, mixed-use nodes with housing, services, and stronger public and civic spaces.
- Build places that are more walkable, coherent, and recognizable – not just more auto-oriented corridor frontage.
- Differentiate through convenience, livability, and visible place-making rather than just scale alone.



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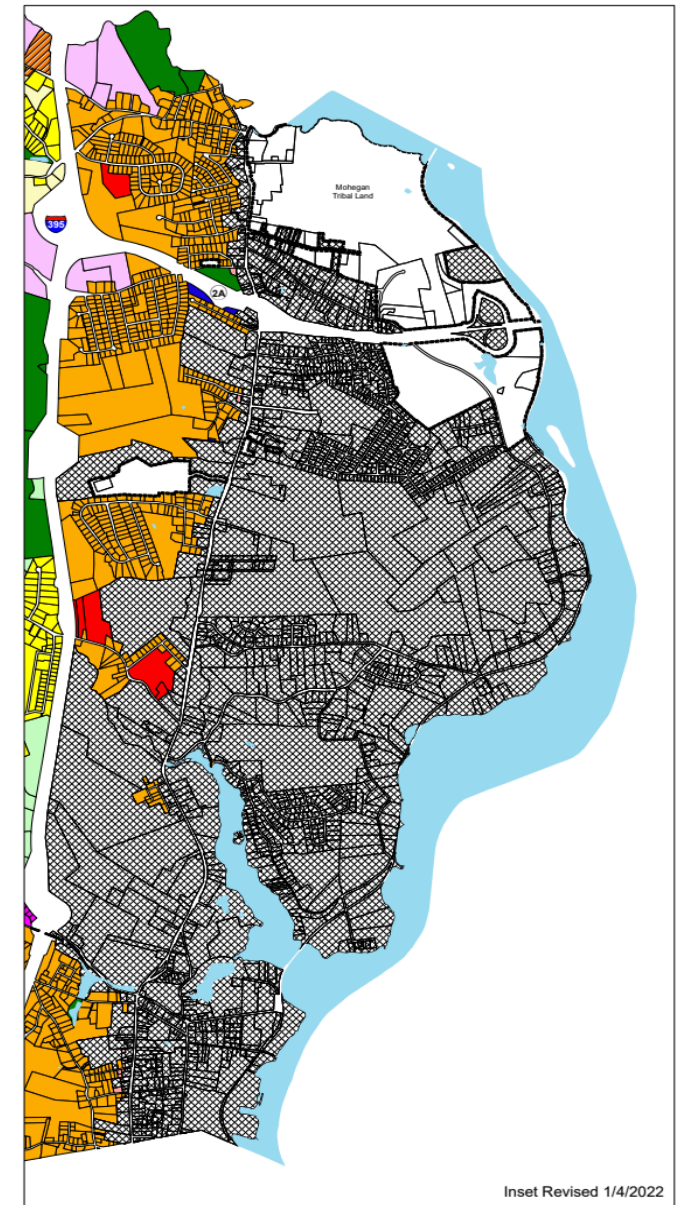
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# ZONING CONTEXT: A GOOD BASE BUT NOT YET A FULL IMPLEMENTATION TOOL

- Route 32 zoning already supports mixed-use and multifamily development in key locations
- Current Overlay Zone, however, still depends too much on underlying zoning, which limits density, parking flexibility, and predictable form
- Route 163 has fewer zoning tools to support compact, village-scale development
- HB 8002 gives Montville an opportunity to better align zoning with housing and mixed-use goals
- Recommendations: Clarify uses, streamline review, and adopt stronger design and form standards in priority nodes

ROUTE 32 OVERLAY ZONE AREA (OZ)



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# WHAT WE HEARD FROM THE COMMUNITY: YES TO ACTIVE PUBLIC SPACES & MORE HOUSING CHOICE BUT CONCERN ABOUT DENSITY

- Support for walkable, attractive corridor nodes rather than generic strip growth.
- Interest in medium-density housing and mixed-use development in appropriate locations; concern about high-density apartments.
- Desire to see Town Center as an anchor for civic, cultural, and unique retail and other commercial; concern about impacts on St. John's Church.
- Strong preference for practical improvements: sidewalks, lighting landscaping, safer access, and active gathering spaces.
- Desire for growth that adds useful services and community value while respecting Montville's character.



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# VISION: TOWN CENTER



## KEY

- |                          |                                   |
|--------------------------|-----------------------------------|
| 1 TOWN HALL              | 14 PEDESTRIAN BRIDGE              |
| 2 LIBRARY ANNEX          | 15 NEW TOWN HALL ENTRY & LAWN     |
| 3 EXISTING COMMERCIAL    | 16 CHURCH PARKING                 |
| 4 TOWN GREEN             | 17 COMMUNITY GARDEN               |
| 5 SENIOR CENTER          | 18 RESTORED RIPARIAN PARK         |
| 6 NEW TRUCK ACCESS ROAD  | 19 PARKING                        |
| 7 ST. JOHN'S CHURCH      | 20 BUS STOP                       |
| 8 INNOVATION CENTER      | 21 TREE LINED SIDEWALK W/ PARKING |
| 9 PLAZA                  | 22 BAND SHELL                     |
| 10 MIXED-USE MED DENSITY | 23 WAR MEMORIAL & FLAGS           |
| 11 TOWNHOMES             | 24 RIPARIAN PARK PLAZA            |
| 12 PLAYGROUND            | 25 RAISED CROSSWALK               |
| 13 GRAND STAIR & PLAZA   |                                   |

## LEGEND

- |                       |                        |
|-----------------------|------------------------|
| CIVIC                 | TOWNHOMES              |
| COMMERCIAL (EXISTING) | RIPARIAN RESTORATION   |
| ARTS & CULTURE        | MULTI-USE PATH         |
| MIXED-USE MED DENSITY | OXOBOXO HERITAGE TRAIL |
| MIXED-USE (FUTURE)    | RAPID FLASH BEACON     |

**140 RESIDENTIAL UNITS**



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# VISION: TOWN CENTER



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## VISION: TOWN CENTER



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# VISION: THE COVE



### KEY

- 1 EXISTING COMMERCIAL
- 2 HORTON COVE PARK
- 3 APARTMENT MED DENSITY
- 4 MIXED-USE MED DENSITY
- 5 PUBLIC PARKING
- 6 PARKING
- 7 TRAILHEAD
- 8 MONTVILLE WWP
- 9 PINK ROW - BEIT ST
- 10 CONNECTION ALAMEDA WALKWAY / MULTI-
- 11 USE TRAIL
- 12 10' SIDEWALKS
- 13 PROMONOTORY / LOOK OUT
- 14 BUS STOP
- INDOOR/OUTDOOR RETAIL

### LEGEND

- COMMERCIAL (EXISTING)
- MIXED-USE MED DENSITY
- APARTMENT MED DENSITY
- TRAILS
- MULTI USE TRAIL
- OXOBOXO HERITAGE TRAIL
- RAPID FLASH BEACON

### 275-290 RESIDENTIAL UNITS



# VISION: THE COVE



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# VISION: PALMERTOWN VILLAGE



## KEY

- |   |                                   |    |                                    |
|---|-----------------------------------|----|------------------------------------|
| 1 | EXISTING COMMERCIAL               | 8  | PEDESTRIAN BRIDGE                  |
| 2 | OXOBOXO GREEN                     | 9  | PARKING                            |
| 3 | APARTMENTS (FUTURE)               | 10 | OXOBOXO HERITAGE TRAIL             |
| 4 | TREE LINED SIDEWALK W/<br>PARKING | 11 | POST OFFICE (EXISTING)             |
| 5 | MIXED-USE LOW DENSITY             | 12 | TRAILHEAD                          |
| 6 | MIXED-USE MED DENSITY             | 13 | PLAYGROUND                         |
| 7 | TOWNHOMES                         | 14 | DAM REMOVAL / RIVER<br>RESTORATION |

## LEGEND

- |  |                       |  |                        |
|--|-----------------------|--|------------------------|
|  | COMMERCIAL (EXISTING) |  | APARTMENTS (FUTURE)    |
|  | TOWNHOMES             |  | RIPARIAN RESTORATION   |
|  | MIXED-USE LOW DENSITY |  | OXOBOXO HERITAGE TRAIL |
|  | MIXED-USE MED DENSITY |  |                        |

**124 RESIDENTIAL UNITS (72 +52)**



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# VISION: BANK PAPER MILL SITE



## KEY

- |  |   |
|--|---|
| 1 WATER TOWER & PLAZA  | 6 BROOK PLAZA<br>- SEATING, LANDSCAPING |
| 2 ORIGINAL MILL BUILDING<br>- OXOBOXO BROOK HISTORY<br>- CAFE<br>- RESTROOMS | 7 PLAYGROUND                            |
| 3 EXISTING WATER TOWER<br>- NEW STAIR TO VIEWPOINT                           | 8 NATURALISTIC SKATEPARK                |
| 4 TREE LINED SIDEWALK  | 9 PEDESTRIAN BRIDGE                     |
| 5 WHEELER POND DAM   | 10 PUBLIC PARKING                       |
|  | 11 TRAILS                               |
|  | 12 RIVER RESTORATION                    |

## LEGEND

- |                      |                    |
|----------------------|--------------------|
| CULTURAL             | SHARED USE TRAIL   |
| RIPARIAN RESTORATION | RAPID FLASH BEACON |



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# DEVELOPMENT FEASIBILITY: WHY GAP FINANCING MAY BE NEEDED

- In practical terms: **current rents do not fully support today's construction costs**, which creates a financing gap for new development.
- **This does not mean the vision is unrealistic**; it means some projects may require public subsidy, tax-credit equity, or other mixed-income housing finance tools to move forward. Tax increment financing may also be considered.
- Recent Montville projects such as Oxoboxo Lofts and Horizon View show that **multifamily development in this market can proceed when State-supported financing programs are part of the capital stack**.
- The goal is **not to subsidize every project indefinitely**, but to **help catalyze priority projects** that advance housing choice, support local businesses, and strengthen the Town Center.

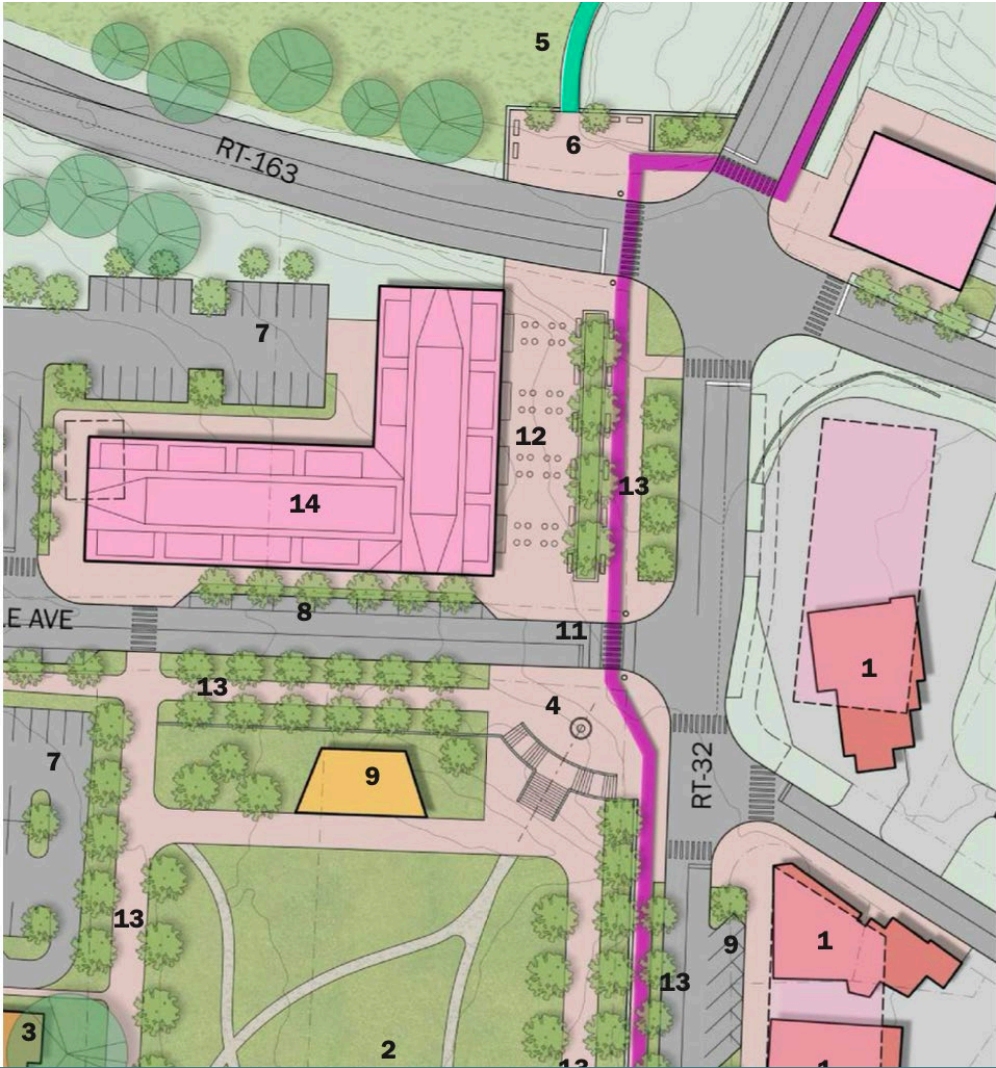


Source: Paul B. Bailey Architect, LLC, Oxoboxo Lofts



# WHY PUBLIC INFRASTRUCTURE FUNDING MATTERS

- Public improvements will be needed to make the Town Center more development-ready and more attractive for private investment.
- Priority needs may include sidewalks, crossings, streetscape improvements, utilities, public spaces, landscaping, and lighting.
- These improvements are important in their own right but also help reduce risk and improve feasibility for future private development.
- Public realm investment is also consistent with community vision for a more active, walkable, vibrant hub with a strong civic identity.
- Phased implementation strategy would pair public infrastructure investment with private development opportunities as market conditions and funding programs align.
- Town of Montville submitting application for CIF Round 9 for public infrastructure funding related to this initiative.



# PRIORITY NEXT STEPS

- **Finalize the Investment Plan** around the community’s shared priorities for housing choice, active public spaces, and walkable mixed-use centers.
- **Move the Town Center vision forward as the first phase** by identifying priority projects, site-readiness needs, and near-term funding opportunities.
- **Pursue infrastructure funding** for streetscapes, utilities, public spaces, and other improvements that support redevelopment.
- **Update zoning and design standards** so future projects are easier to implement and better aligned with the vision.
- **Incorporate the Investment Plan’s priorities into the Town’s next POCD** to help guide future growth and investment decisions.
- **Advance the vision through phased public-private partnerships** rather than a single all-at-once project.



**KEY**

- 1 NEW CROSSING
- 2 OXOBO XO LOFTS
- 3 NEW SIDEWALK
- 4 PEDESTRIAN BRIDGE

**LEGEND**

- MIXED-USE MED DENSITY
- MULTI-USE PATH
- OXOBO XO HERITAGE TRAIL
- RAPID FLASH BEACON





THOUGHTS OR  
QUESTIONS?



MONTVILLE, CT  
 CONNECTICUT  
Economic & Community Development

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 BJH  
ADVISORS  PIRIE  
ASSOCIATES



**THOUGHTS OR  
QUESTIONS?**



**MONTVILLE, CT**  
**CONNECTICUT**  
Economic & Community Development

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THOUGHTS OR  
QUESTIONS?



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 **BJH**  
ADVISORS **PIRIE**  
ASSOCIATES