Community Brainstorming
Nice to meet you!
Our Task Tonight

Tonight:
Community Brainstorming
Identify 3 Reuse Options

Coffee Shop Chats
Online Survey
Financial Feasibility Analysis
Final Report
Schedule

1. Process for this evening

2. Overview of survey results

3. Why?
   Define shared goals and aspirations for this project.
   *work group discussion and share out*

4. What?
   Define uses that will help achieve goals and aspirations.
   *work group discussion and share out*
Process for This Evening
Identify the Common Purpose

Align Expectations (not necessarily opinions)
Develop a Shared Frame of Reference

Acknowledge and Appreciate Different Points of View
Ideas Come From Everyone

Singular Inspiration (myth)  Broadly-derived (reality)
Be Flexible - Ideas Are Not Solutions
Be Bold in Brainstorming

"Making Things Manageable" Approach

Integrated & Broad Thinking Approach

Narrow Solution

Multi-Dimensional Solution
Overview of Survey Results
Do you have children?

- No: 10%
- Yes, younger than preschool: 5%
- Yes, preschool age: 5%
- Yes, school age: 20%
- Yes, adult children: 30%

How old are you?

- Under 18: 10%
- 18-24: 5%
- 25-34: 15%
- 35-44: 30%
- 45-54: 20%
- 55-64: 20%
- 65+: 5%
Do you work in New Milford?

- Yes
- No, I work elsewhere
- No, I don’t work

How far do you commute?

- 0-10 miles
- 11-25 miles
- 25+ miles
We asked: please rank the following by order of importance.

- Provide housing that would attract millennials to help our local businesses attract quality employees
- More housing for people with disposable income to expand our local businesses’ customer base
- Increase supply of small homes for empty nesters
- Shelter for the homeless members of our community
- Subsidized affordable housing
- Supportive care residences for the elderly members of our community
- Single family homes
- Live/work units
Multifamily housing projects in Connecticut typically need tax credits to work financially

**Example of “Affordable”:** A family of two with 50% of the Area Median Income (AMI)

- A family of two: a single parent with one child
- 50% of AMI in Litchfield County is $40,400
- Average yearly income for nurses in Litchfield County is $36,727

Sources: Connecticut Housing Finance Authority Income Limit Area Definitions for Litchfield County (2019) and CT Department of Labor wage data (2017)
We asked: does the location of municipal offices matter to you?
We asked: please rate the following by how important they are to the future of New Milford.

- New businesses setting up shop in New Milford
- Growth in customers who come to New Milford to do business or socialize
- Talented employees moving to New Milford
- An increase in the age diversity of residents
- More diverse housing types
- Additional housing close to downtown
We asked: How often do you go to New Milford’s historic downtown?

- Once a month
- Twice a month
- Once a week
- Twice a week
- More than twice a week
We asked: Is there anything that discourages you from going to downtown New Milford?

- **No, I love going downtown**
- **I avoid going across the bridge**
- **There aren’t any businesses or services I’m interested in downtown**
- **Available parking is too far from my destination**
We asked: Do you think of East Street and the East Street School as part of downtown?

- Yes
- No
We asked: What changes would make you more likely to walk to or from the East Street School?

- Tree canopy along Rt. 202/ East Street
- Slower traffic along Rt. 202/ East Street
- A new crosswalk right in front of the School on Rt. 202/ East Street
- Banners and other New Milford branding elements
- Downtown style street furniture and light fixtures
- An off-street pedestrian route
Why?
Why?

Discuss the goals and aspirations that your work group shares for this project. Which are most important?
Why: define shared goals and aspirations for this project.
REIMAGINE EAST STREET SCHOOL

Let’s Share!
Break
What?
What: define uses that will help achieve goals and aspirations.

municipal  
housing   
wild card
Administrative Offices with Community Space

Police Department

Public Safety Center
RE housing

- Rental “Affordable” Units
- Assisted Living Facility
- Mix of Affordable and Market Rate Rental Units
- Market Rate (Luxury?) Rental Units
Wild Card

Hybrid Uses (Public/Private)

Private Business Enterprise

Non Profit (Culinary School?)
Municipal

Of the goals and aspirations that are most important to your work group, which could be achieved through a municipal use?

Housing

Of the goals and aspirations that are most important to your work group, which could be achieved through housing?

Wild Card

Of the goals and aspirations that are most important to your work group, which could be addressed best by a use we have not discussed yet?

What type of use would best achieve that goal or aspiration?
Site Considerations

examples of what is possible

1. Pedestrian improvements along East Street
2. New program uses and/or landscape improvements to front lawn area. Car drop off loop?
3. Renovated building
4. Parking
5. New construction area
Let’s Share!
Next Steps