

## Nexus Narrative

The relationships between the planned public infrastructure improvements and the expected real property development and/or redevelopment within the Town Core TIF District are detailed below:

**1. Village Core Sewer Expansion Project – Phases I & II:** These public infrastructure projects are necessary to serve any new real estate development occurring within these areas of the Town Core TIF District: the areas along US Route 7 from Barnum Street south to Haydenberry Drive, Railroad Street from Barnum Street south to US Route 7, Villemaire Lane, Bombardier Road, Centre Drive, and Middle Road from US Route 7 south past Bombardier Road. Development cannot occur in these areas at the density permitted by the zoning regulations without the ability to connect to municipal sewer. Specific real property development/redevelopment projects noted within the Town Core TIF District Plan that will directly benefit from this public infrastructure project include: Cameron’s Run, 284 Route 7 South, Bove Brothers Realty, Jolley Associates, Houston Commons, Cary, Devarney, Michaelides (Middle Road), Papaseraphim, Brault, and Lafountain.

**2. Bombardier Water Line Loop:** This public infrastructure project will serve new development occurring in the Downtown Business District bounded by US Route 7, Centre Drive, and Bombardier Road. This project is necessary to protect the integrity of the water system, the health of the users of the system, and to provide adequate water pressure and fire flows in the area described. Specific real property development/redevelopment projects noted within the Town Core TIF District Plan that will directly benefit from this public infrastructure project include: 284 Route 7 South, Bove Brothers Realty, Jolley Associates, Cary, Brault, and Devarney.

**3. “Hourglass” Reconfiguration of Middle Road/Railroad Street/Route 7 Intersection-Northern & Southern Legs:** This public infrastructure project is essential for all expected real property development and/or redevelopment within the Town Core TIF District. This intersection is a central feature of the District, and nearly all traffic accessing the Town Core will need to navigate this intersection. The current configuration of this intersection, where Railroad Street and Middle Road create a sort of “X” configuration with Route 7, causes traffic back-ups as traffic attempts to enter and exit Route 7. As explained in the “Milton Town Core Transportation Plan,” prepared by Resource Systems Group (RSG), February 2008, this situation will only worsen as the Town Core area continues to develop. The Town can expect to see levels of service (LOS) continue to decline at this intersection without reconfiguring the geometry; with the improvements, the expected LOS will be a B or C. This intersection is also currently classified as a high crash location.

**4. Sidewalk/Multi-Use Path Gap Project (All Phases):** This public infrastructure project is integral to all expected real property development and/or redevelopment within the Town Core TIF District. Sidewalks are necessary to connect all commercial and residential development within the Town Core, providing residents and visitors with an alternative means of transportation throughout the Town Core.

**5. Park & Ride Facility:** This public infrastructure project is connected to all expected real property development and/or redevelopment within the Town Core TIF District. The park & ride facility will be located within the Town Core TIF District, most likely behind the Municipal Building, and will provide a location for people to meet to carpool to locations outside of Milton. A Park and Ride Facility will help to reduce traffic congestion, out-of-pocket expenses for gasoline and wear and tear on vehicles, and related environmental problems like air pollution.

**6. Lighting Projects (3):** These public infrastructure projects are vital to the existing and proposed transportation networks within the Town Core TIF District. These projects will benefit all expected real property development and/or redevelopment within the Town Core TIF District. The anticipated public benefits of this project include enhanced night-time ambience, improved safety and accessibility for multi-modal transportation users, including drivers, bicyclists, and pedestrians.

**7. New Roads (3):** These public infrastructure projects are integral to all expected real property development and/or redevelopment within the Town Core TIF District. New roads are proposed to create a grid network of traditional-sized downtown blocks in and adjacent to the DB1 Zoning District and to provide alternative access other than Route 7 to commercial and residential projects in the Town Core. As the “A Town Core Streetscape and Accessibility Design Study” states, this grid will help create more frontage for businesses and other uses, enhance pedestrian access, slow traffic, provide more on-street parking, provide alternative dispersal routes for vehicles, and provide better pedestrian scale and visual interest. As noted in the RSG transportation study, construction of connector roads in the study area should help relieve excessive congestion at key intersections. New roadways will require sidewalks/multi-use paths, street lighting, and street trees as part of the total project.

**8. Reconstruction of Main Street:** This public infrastructure project is for reconstruction of one of the major roadways leading into and out of the Town Core when traveling from the east; therefore, this is an integral link to the successful real estate development of the Town Core. There is a serious need to correct the horizontal alignment along Main Street and the intersection of Main Street with Railroad Street. This stretch of road has been classified as a high crash location. This project includes a sidewalk along one side of Main Street to the intersection with North Road/East Road.

**9. Rebecca Lander Drive/Route 7 Intersection Project:** This public infrastructure project is necessary to keep traffic flowing smoothly along Route 7 through the Town Core as traffic continues to increase as real estate development occurs. This project is to improve the intersection at Rebecca Lander Drive and Route 7, which is the primary entrance/exit to the high school. A traffic light is needed as part of the improvements to this intersection. During the arrival and departure times of the high school, this intersection becomes backed up with vehicles and causes traffic tie-ups along Route 7. It also creates an unsafe situation for students trying to cross Route 7 on foot. The RSG study found that, in its current configuration, the Rebecca Lander Drive intersection with Route 7 will experience a LOS E by 2025. This project also encompasses improvements to the Barnum Street/Lamoille Terrace intersection and a sidewalk along Brandy Lane.

**10. Municipal Parking Facilities:** This public infrastructure project is an essential part of the expected real estate development within the Town Core TIF District. Milton’s growing Town Core will require parking facilities for those visiting from areas outside of the Core. Since a goal of the Town Core is to create a pedestrian-friendly, downtown environment, centralized parking facilities will be needed to promote walking between activities when visiting the Town Core. Municipal parking lots are one way to serve the parking needs while maintaining more space for additional buildings and stormwater treatment.

**11. Wastewater Collection Expansion to Industrial Areas West of the Interstate:** This public infrastructure project is essential for real estate development to occur within the industrial and commercial zoned properties that lie west of the interstate. Without the availability to connect to the municipal wastewater treatment system, these properties will be limited in their development potential. The expected real estate development projects that will directly benefit from this public infrastructure project include: Lamell and Robinson.

**12. Multi-modal Center:** This public infrastructure project is connected to all real estate development projects within the Town Core TIF District. As the Town Core develops, Milton will need a centrally located facility with amenities to accommodate visitors arriving via various transportation modes. The Town of Milton multi-modal center is envisioned to accommodate such varied transportation modes as pedestrian, bus, automobile, taxi, and bicycle. The multi-modal center is to be located in the center of the Town Core to cater to those who arrive in the Town Core from outside areas for employment, shopping, dining, and other opportunities.