



MADISON CENTER PROJECT

Madison Center Project Summary

Comprehensive Streetscape Project That Will:

- Replace sidewalks with brick pavers
- Remove overhead utilities
- Install new energy efficient LED lighting
- Install new center median with irrigation and electrical service
- Install new granite curbing
- Replace street trees

Why Madison's Downtown Needs a Facelift:

- First significant investment by the Town in over 100 years
- Sidewalks, median, lighting is outdated and partially crumbling
- Sidewalks are unsightly
- Sidewalks are becoming unsafe
- Madison has received over \$1.8 Million in Grants
- Madison Chamber of Commerce and Economic Development Commission both fully support the plan
- Municipal improvements will spur property enhancements, greater pedestrian traffic, new businesses and jobs
- Over 11,500 vehicles pass through Madison's downtown daily (CT DOT)
- Over 13 years and thousands of volunteer hours have been dedicated to this project.

Madison Center Project – Brief History

- **2002 - Town of Madison initiates the Madison Center Project to revitalize downtown**
- **Madison Center Project Committee formed to facilitate design process and State grant application**
- **October 2002 – Town receives first State of Connecticut STEAP Grant of \$500,000**
- **2012 – Connecticut Light & Power installs infrastructure to relocate south side utilities**
- **2002 – 2014 – Madison Center Project Committee holds over 100 meetings to make design selections, prepare grants, etc. Thousands of volunteer hours donated.**
- **2014 – Board of Selectmen move project to Economic Development Commission**
- **2014 – Town installs two variations of designs in front of Khaki and Black and final design is selected**
- **2015 – Public information session held, July 6 date announced as construction start date**
- **May 2015 – Bids received**
- **Summer 2015 - project start date**
- **November, 15 2015 project stops for winter**
- **March 2016 – Phase 1 work resumes**



Madison Center Project – Funding (to date)

Grant Funding

October 2002 – Town receives first State of Connecticut STEAP Grant of \$500,000

2002 / 2003- Town of Madison contributes \$131,000

August 2008 - Town receives \$250,000 Urban Action Grant

September 2009 - Town receives \$200,000 STEAP Grant

May 2011 – Town receives \$400,000 STEAP Grant

September 2012 – Town receives \$4,000 Madison Foundation Donation

November 2012 – Town receives \$500,000 STEAP Grant

June 2015 – Town of Madison dedicates 500,000 to phase 1

Pending

Responsible Growth / Transportation Oriented Development Grant (\$2M)

STEAP Grant (\$500K)



Project Highlights

- **New sidewalks using brick pavers**
- **New decorative, energy efficient lighting**
- **Relocation of overhead utilities**
- **New landscaped trees, installed for pedestrian safety and to allow storefront visibility**
- **New center median**
- **Brick paver crosswalk across Route 1 at Wall Street**
- **Reduction of “asphalt jungle” in front of gas stations / Hose Co. #1**
- **Improved entrance to Tuxis Walkway**

Project Phasing

In May 2015, project bids exceeded initial costs estimates. Total project costs now exceed \$3M, which will require the project be phased. Through extensive work with the low-bidder, a phased projected has been designed that will:

- Ensure we utilize the grant funding that will pay for more than 50% of this project
- Allow for construction to start in 2015 with completion of phase one in summer 2016
- Phase 2 has been included in the town's CIP program to be offset by grant funding



Phase One – Summer 2015 to June 2016

Northside: Between Hose Co. #1 and Post Office

Southside: Between former Prudential building and Monroe Building

- **Clay brick paver sidewalks (23,700 square feet)**
- **Granite paver plaza area at Madison clock and Dogwood tree in front of Post Office**
- **Granite paver band treatment transition to courtyard on south side**
- **Clay brick paver crosswalk between the Post Office and the Monroe building**
- **Clay brick paver apron at Madison Hose Company building (2,550 square feet)**
- **Granite curbing (1,500 lineal feet)**
- **Code compliant accessible parking spaces and sidewalk ramps (5)**
- **Street trees within sidewalks in decorative cast iron tree grates (35)**
- **Tree plantings in Post Office lawn area (2)**
- **Landscaped, 8 foot wide, mountable granite curbed raised median with electrical power connections (520 lineal feet)**
- **Irrigation system for both the median plantings and street tree plantings**
- **Structural planting soil beneath sidewalks to support street tree sustainability**
- **Decorative LED luminaire streetlights with banner arms and electric receptacles (18 single arm, 2 double arm)**
- **Decorative accessible pedestrian walk signals (7)**
- **Decorative bicycle racks within sidewalks (13)**
- **New traffic, directory and street name signage**
- **Decorative traffic sign posts with custom finials (26)**
- **Madison center area historic replica street name sign posts and arms (2)**
- **Relocated fire hydrants in accordance with Connecticut Water Company and Madison Hose Company requirements (2)**
- **Decorative cast iron frame and grate inlet at Madison Hose Company building**
- **New catch basin tops, grates and granite curb inlets (5)**

Cost: \$2,000,000

Phase Two – July 2016 to June 2017 (Proposed)

Northside: Between State Route 79 and Cumberland Farms

Southside: Between Meigs Avenue and Henny Penny

- Clay brick paver sidewalks (9,000 square feet)
- Revised, enlarged clay brick paver plaza area in front of CVS/Starbucks/Subway building
- 8 foot wide, clay brick paver flush median in front of Madison Hose Company building (197 lineal feet)
- Clay brick paver crosswalk between the CVS/Starbucks/Subway building and Madison Service Station
- Concrete sidewalk ramp in front of Wells Fargo building
- Granite curbing (800 lineal feet)
- Tree plantings (7)
- Landscaped, 8 foot wide, mountable granite curbed raised median with electrical power connections (160 lineal feet)
- Irrigation system for both the median plantings and tree plantings
- Decorative LED luminaire streetlights with banner arms and electric receptacles (8 single arm, 2 double arm)
- Decorative accessible pedestrian walk signals (6)
- Decorative bicycle racks within sidewalks (4)
- New traffic, directory and street name signage
- Decorative traffic sign posts with custom finials (10)
- Madison center area historic replica street name sign posts and arms (2)
- Reduction in U.S. Route One highway pavement width, and commercial driveway width and channelization island improvements
- Tuxis Walkway entrance improvements consisting of:
 - Clay brick paver walkway
 - Granite curbing
 - Tree plantings
 - Vegetated fence screen
 - Decorative bollards
 - Granite block and hardwood sitting bench

Cost: \$1,400,000

Phased Construction Plan



- Phase One (anticipated Summer 2015 – June 2016)
- Phase Two (possibly July 2016 – June 2017)

In Summary

- Construction will restart in March 2016
- Grants have been submitted for Phase 2
- First significant investment by the Town in over 100 years
- Project is highly financed by grant funds
- Brings Madison Center in-line with other Shoreline communities that have made similar investments in their commercial district
- Madison receives over \$400,000 in property taxes by the affected properties – Madison Center Project will have a *financial* Return on Investment (ROI)
- Average Daily Traffic: over 11,500 cars pass through downtown daily (State of CT DOT)
- Project will improve the experience of all of those who visit Madison's downtown: residents, business visitors and vacationers
- Improves pedestrian safety
- For updated construction information visit www.MadisonEDC.org