Waterbury
Rich in Culture...
Rich in Quality of Life...
Rich in Opportunity...
See Available Properties
Waterbury is Open for Business!

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• Strong Stable Government
• A Strategic Location
• Diverse Housing Choices
• Thriving Neighborhoods
• Vibrant Arts and Culture Scene
• Center for Economic Investment

See Available Properties
Strong, Stable Government and Leadership

See Available Properties
• A+ Bond Rating
• 15 years of balanced budgets
• 4-year Mayoral term
• Innovative public/private partnerships

Strong, Stable Government and Leadership
A Strategic Urban Hub

See Available Properties
A Strategic Urban Hub

- 379,000 area residents
- Centrally Located
- Intersection of Rte. 8 and I-84
- On Metro North
- Access to NYC (90 min), Boston (120 min) and Stamford (50 min)

See Available Properties
Diverse Housing Opportunities
Diverse Housing Opportunities

- Urban downtown lofts
- Affordable single-family homes
- Large suburban homes
- Farmhouses and estates
- Condominiums and townhouses
Neighborhoods Matter!
• Strong, safe urban and suburban neighborhoods
• Renowned Parks
• Access to Transit
• Low crime rate
• Active neighborhood & sports associations

Neighborhoods Matter!
Quality Education Choices
Quality Education Choices

- New public schools
- Esteemed private schools
- Higher Education
  - UConn-Waterbury
  - Post University
  - Naugatuck Valley Community College
  - University of Bridgeport
  - Easy commute to State Universities
Recreational Amenities Abound!
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- Naugatuck and Pomperaug Rivers
- 30 City public parks
- Numerous athletic fields
- Four private and two public golf courses
- Lakes, hills, state parks
- Two indoor skating facilities
- Greenways
Excellent Health Care Options
• Two City Hospitals
• Harold Leever Regional Cancer Center
• Easy access to:
  – UConn Health Center
  – Yale - New Haven Hospital

Excellent Health Care Options
Our Downtown

See Available Properties
Our Downtown

- Historic
- Train Station
- Arts, culture and education
- UConn campus
- Vibrant mixed-use environment
- $19.2 million in improvements underway

See Available Properties
Arts and Culture
Take Center Stage
Arts and Culture
Take Center Stage

- Vibrant arts & culture district
- Events, festivals and markets
- Palace Theater
- Mattatuck Museum
- Seven Angels Theater
- Brass City Ballet
- Waterbury Symphony
- Great Dining

Arts and Culture
Take Center Stage
Infrastructure Driving Economic Development

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Infrastructure Driving Economic Development

• Train Station Renovation
• Metro North Rail Improvements
• TIGER investment -$14.4 million
• Greenway Phase I underway
• I-84 and Route 8 “Mixmaster” improvements-2018-2021
• CTfastrak in operation
The Freight Street District

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The Freight Street District

• Sixty acres of attractive low-cost developable or under-developed commercial property
• Site of $19.5m mixed-use Transportation Oriented Development (TOD) investment
• Adjacent to City Train Station
• Abuts Downtown Business Center
• River adjacent and accessible by the future Greenway
• Easy access (1/2 mile) to I-84 and Rte. 8

See Available Properties
W.A.T.E.R
- Waterbury
- Active
- Transportation and
- Economic
- Resurgence Project

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See Available Properties
W.A.T.E.R

- Federal TIGER Grant ($14.4m)
- Freight St. Reconstruction (2)
- Jackson Street Reconstruction and Extension (3)
- Pedestrian bridge to Train Station and Library Park (4)
- Meadow Street Improvements (5)
- Future plans for Greenway (1) and Riverside Park (6)
W.A.T.E.R and Freight Street District TOD

See Available Properties
W.A.T.E.R and Freight Street District TOD

• Active transportation network
  – Downtown to River and Train Station
• New street grid
• Additional street frontage for development
• Freight Street reconstruction
  – New curbs
  – New water and sewer
  – Two-way shared-use asphalt path
  – Streetscape

See Available Properties
• Connects Freight Street District to riverfront
• Recreational opportunities for residents and employees
• Increases property values
• Focal point of a corporate campus
• Alternative Transportation

Riverfront Revitalization
Waterbury is Open for Business!

See Available Properties
• National leader in brownfield redevelopment
  – 27 success stories
  – $26 million invested!
• Tax incentives and abatements
• Innovative companies choose Waterbury

Waterbury is Open for Business!

See Available Properties
• Economic development under Mayor O’Leary:
  – 45 New Businesses
  – 1500 New Jobs
  – 5 Large Scale Construction Projects
  – Business Expansion

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