

Transit-Oriented Development



Meriden, a key station stop along the CTrail Hartford Line, is an emerging transit center and an early transit-oriented development (TOD) success story. The City's TOD program seeks to transform the half-mile area around it into a vibrant neighborhood that includes new residential and commercial development, public



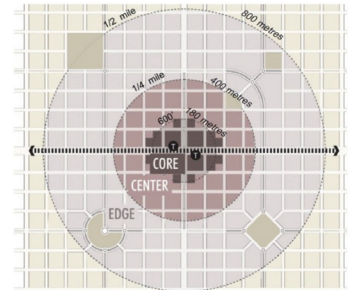
24 COLONY STREET, MERIDEN

spaces and improved access to public transportation. Several projects are completed or underway, including construction of three mixed-use TOD projects that include 295 new residential units and 31,000 square feet of commercial space, a 273 space parking garage, a 14-acre town green, and demolition of the Mills public housing project and the former Record Journal building. Ongoing public and private investment in Meriden's TOD projects exceeds \$150 million.

ADDITIONAL HARTFORD LINE TOD OPPORTUNITIES

North Haven: Recent efforts to encourage TOD include the establishment of a Medical Epicenter Elderly Residential Zone (MEERZ) district, adoption of a Tax Incentive Program and completion of a Walkability and Livability Plan. Key completed/ongoing redevelopment sites include the North Haven Medical Center, Village on State, and redevelopment of the former Pharmacia and Upjohn site.

Wallingford: Completed a TOD Plan that features shifting existing industrial development to the north, freeing space for mixed-use and retail development in Downtown. The existing Parker Place apartment complex near the station offers a precedent for TOD and is expanding 200 units. The Town is encouraging and supporting efforts to encourage and support TOD by creating a new Town Center zoning district and reducing off street parking requirements.



DEFINING TOD

What is TOD?

A high density, pedestrian oriented, mixed-use development located within a short walk of transit stations.

Other core principals include:

- Medium to high density development denser than the community average
- Compact, high quality, well-designed pedestrian oriented environment
- An active defined center
- Innovative parking strategies

Benefits of TOD

- Leads to less car reliance
- Promotes walkability
- Enhances economic development
- Increases land value

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Berlin: Improving accessibility between Depot Crossing, a mixed-use development on Farmington Avenue and the new station. The Town is advancing several redevelopment opportunities near the station, while maintaining the existing area's character.



West Hartford: The future Hartford Line station has promise to emerge as a transit-oriented, multi-modal hub. Turnover of existing large scale retail establishments with considerable off-street parking, as well as large-lot industrial sites, provide the potential for future redevelopment as mixed-use TOD near the station.

Windsor: Recent TOD development includes the First Town Square condo complex and the Windsor Station Apartments complex. Windsor has potential for targeted infill development to enhance the retail presence and mixed-use nature of Windsor Center. The Town has identified numerous priority development sites in the area surrounding the new station.



WINDSOR APARTMENTS



MONTGOMERY MILLS, WINDSOR LOCKS

Montgomery Mills, a 160-unit adaptive reuse of a former mill, is undergoing redevelopment and will help create a transit town center along Main Street.

Windsor Locks: Completed a TOD Plan that outlined potential development sequencing options in conjunction with infrastructure improvements and regulatory changes. The Town is securing State funding to complete pre-development site work and complementary roadway improvements near the future station.

Enfield: The Town's goal is to create a transit center with complementary development in a former casket factory, and to increase accessibility to the future station. Also, the Town has identified a number of potential redevelopment sites, is advancing an economic development strategy and has secured millions of dollars in federal and state grants to support TOD-related initiatives.

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