



MERIDEN TOD



A NEW TRANSIT-ORIENTED DEVELOPMENT DISTRICT ZONING REGULATION FOR MERIDEN



**PRESENTATION
PUBLIC INFORMATION
MEETING**

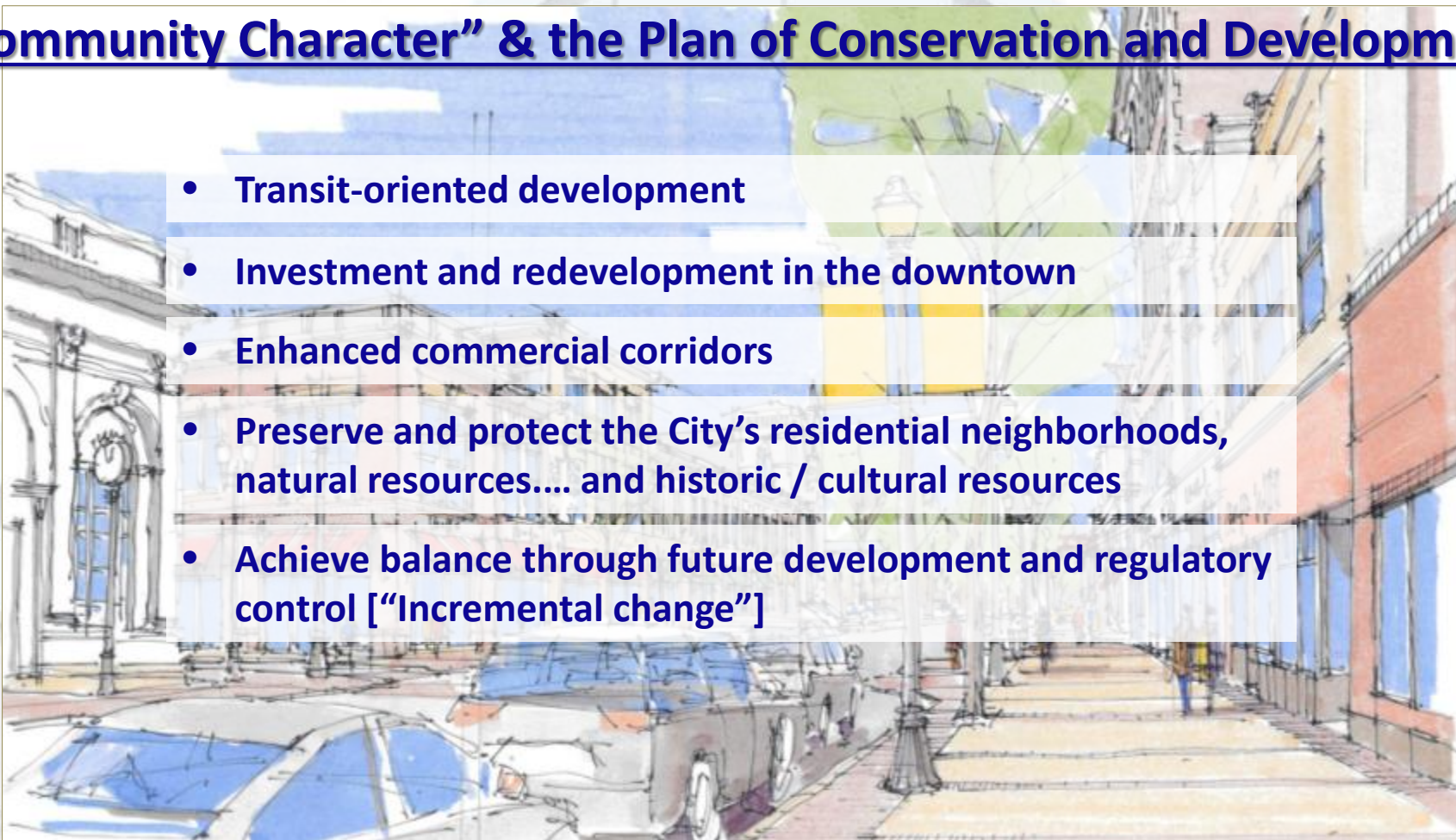
11 March 2013

**Michael A. Wang, AIA, LEED BD+C
Principal
Form + Place, Inc.**



“Community Character” & the Plan of Conservation and Development

- Transit-oriented development
- Investment and redevelopment in the downtown
- Enhanced commercial corridors
- Preserve and protect the City’s residential neighborhoods, natural resources... and historic / cultural resources
- Achieve balance through future development and regulatory control [“Incremental change”]





MERIDEN TOD





TOD MASTER-PLAN:

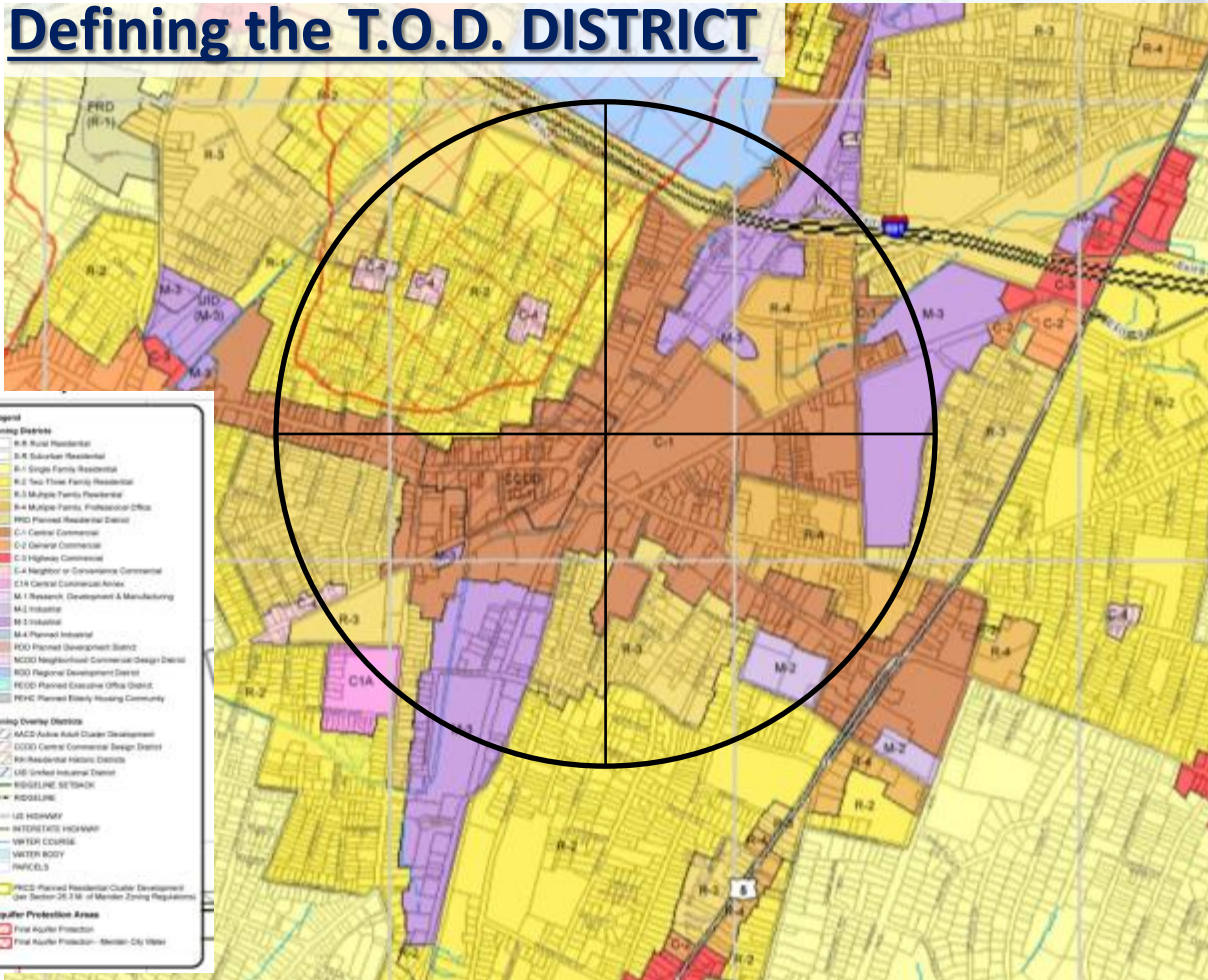
Goals & Implementation Strategies

- **Leverage new high-speed rail service**
Intermodal Transportation Center + public / private partnership
- **Encourage density and diversity of land uses**
Market Analysis: "Origin" with mixed-use, mixed-income development
- **Invest in public infrastructure / amenities:**
Roadway network [2-way streets / Gateway Blvd.], HUB Park, Greenways
- **Preserve and protect the City's assets while promoting Meriden as a pro-development community**
Targeted land acquisition, New regulatory framework





Defining the T.O.D. DISTRICT



CURRENT ZONES:

[within 1/2-mile TOD District]

- C-1 Central Commercial**
- C-4 Neighborh./Conven. Comm.**
- C-1a Central Comm. Annex**
- R-2 Two/Three Family Resid.**
- R-3 Multiple Family Resid.**
- R-4 Mult. Fam./Prof. Office**
- M-2 Industrial**
- M-3 Planned Industrial**

RDD Regional Dev. Dist. [N of 691]

Overlay:

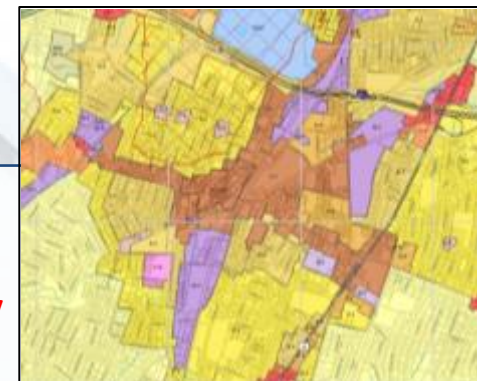
CCDD Central Comm. Design Dist.

Aquifer Protection Area



EXISTING REGULATION ANALYSIS

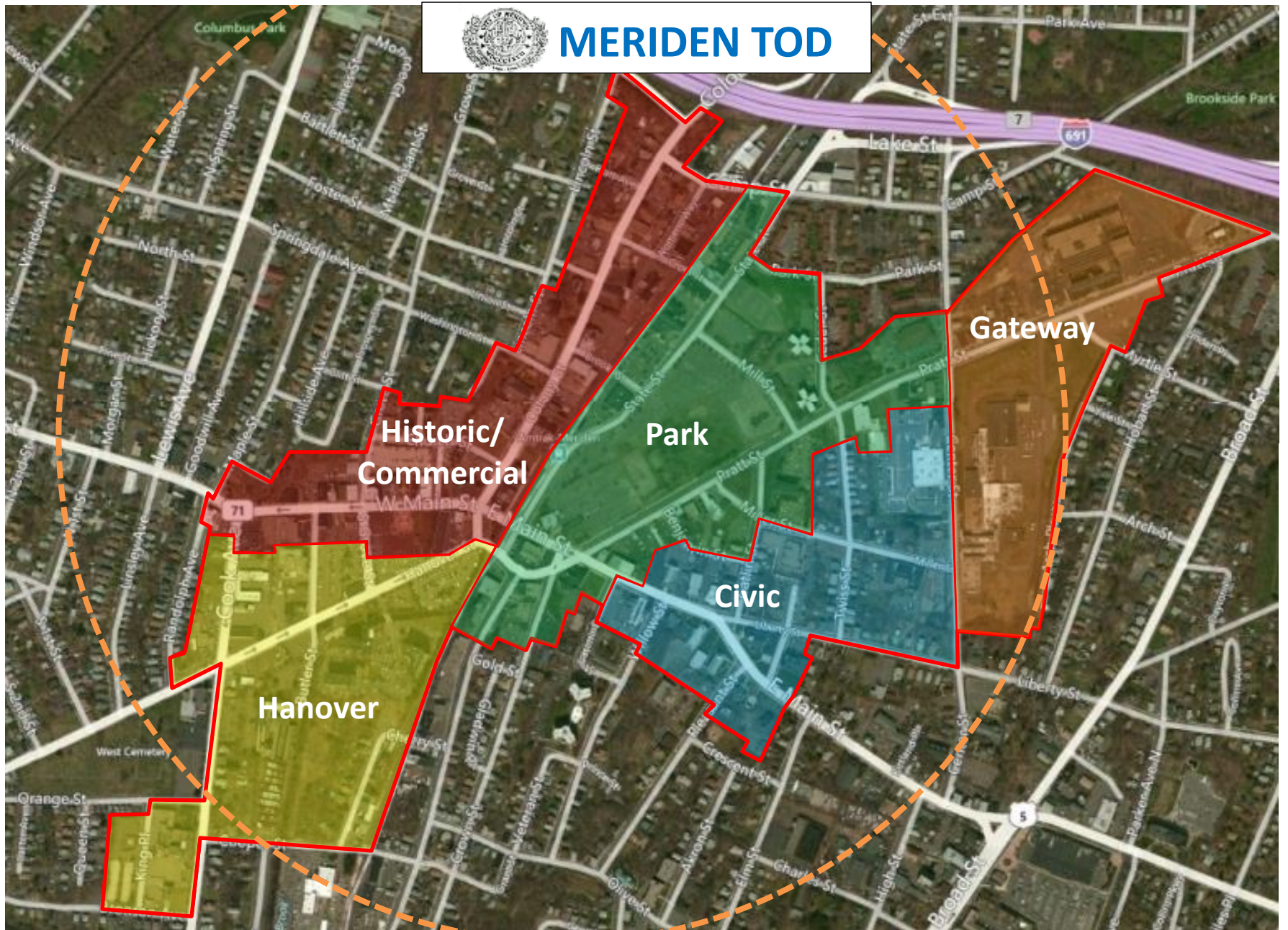
Key Underlying Zones: C-1, R-4, M-3



- **PERMITTED USES**
 - Residential, Hotel, Retail, Mixed-use not allowed in M-3
 - Mixed-use buildings allowed in R-4 and C-1 by Special Exception only
- **LOT and BULK REQUIREMENTS: DENSITY**
 - R-4: 21 dwelling units per acre maximum
 - M-3: residential not permitted
- **PARKING REQUIREMENTS**
 - Ratios: Residential = 2.0/D.U.; Retail & Office = 3.33/Ksf; Restaurant = 10.0/Ksf
 - Shared Parking requires Planning Commission approval
- **APPROVALS PROCESS**
 - Site Plan required for all uses of land and buildings in C, M & RDD districts [Planning Commission hearing to obtain Certificate of Approval]
 - In CCDD: Design Review Board consulted for exteriors of structures
 - Changes in proposed use require Special Exception approval by Zoning Board of Appeals



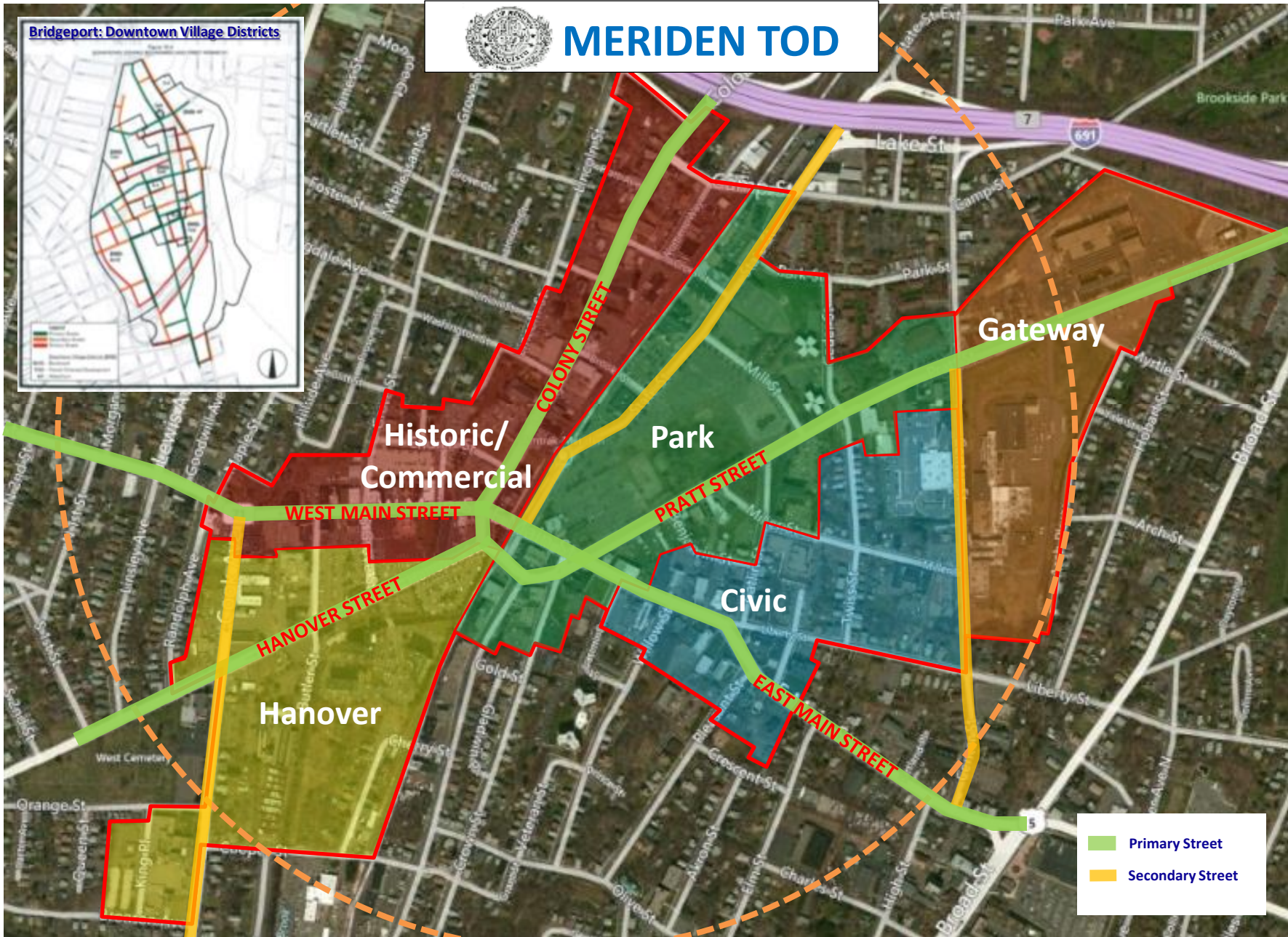
MERIDEN TOD





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Bridgeport: Downtown Village Districts



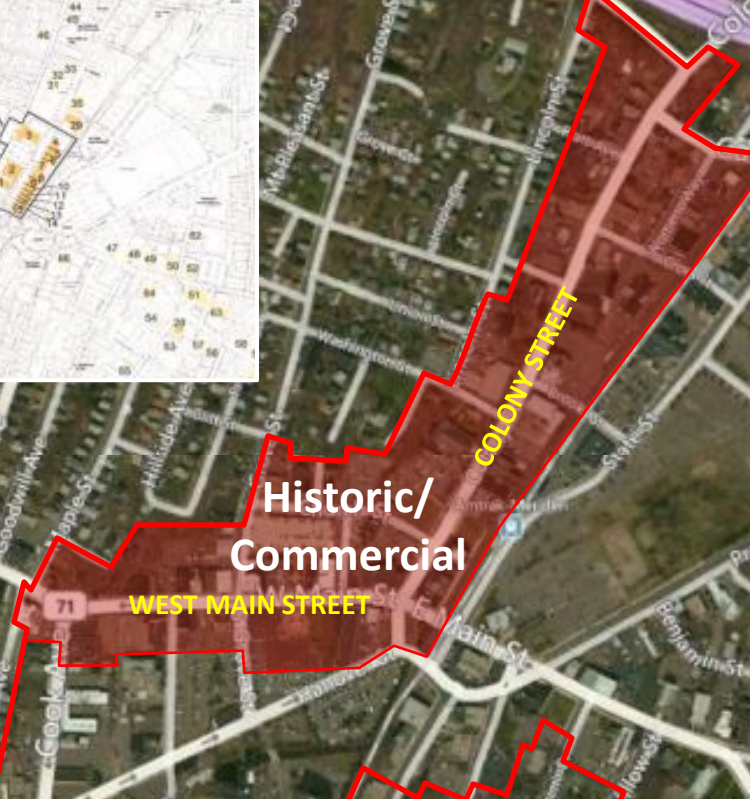
- Primary Street
- Secondary Street



MERIDEN TOD



- HISTORIC / COMMERCIAL SUB-DISTRICT:**
- Most contextually sensitive area from an architectural [historic] perspective
 - Promote infill and rehabilitation of existing high quality building fabric
 - Mixed-use with residential and/or commercial above ground floor retail
 - Reduced parking ratios and emphasis on pedestrian-friendly streetscapes
 - Building scale: 5 floors max., sensitivity to adjacent residential neighborhoods

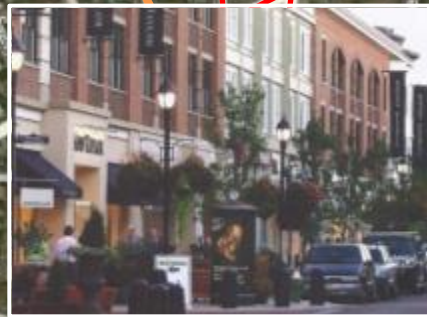




MERIDEN TOD

PARK SUB-DISTRICT:

- Focus on new Park / Proximity to ITC
- High density, mixed-use, mixed-income residential [50 D.U. / acre]
- Define Pratt corridor and Park edges with ground floor uses that promote a pedestrian-friendly public realm
- Height: 5 floors [8 floors for TOD Mixed-income dwellings]





MERIDEN TOD

HANOVER SUB-DISTRICT:

- Mixed-use, residential area with higher densities [50 D.U.s/acre]
- Promote definition of Hanover Street as a two-way primary corridor
- Infill to the north of Hanover Street to transition to Historic-Comm. District
- Less “urbane” to the south – larger setbacks, larger lots, more green
- Focus on orienting development to “Greenway”/Harbor Brook trail network
- Height: 5 floors [10 floors for TOD Mixed-income dwelling]



North of Hanover Street



South of Hanover Street





MERIDEN TOD

CIVIC SUB-DISTRICT:

- Preserve & “Showcase” existing cultural, institutional and civic buildings of merit
- New development should compliment existing scale and grandeur through appropriate siting and articulation
- High quality single, 2 & 3 family residences are permitted on secondary and tertiary streets to provide complimentary infill fabric
- Residential densities: 15-35 D.U.s / acre
- Height: 4 floors max. [6 floors for TOD Mixed-income dwellings]





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GATEWAY SUB-DISTRICT:

- Enterprise Center is characteristic of the diversity of uses targeted for this district
- Attention should be given to how buildings relate to Pratt Street and help to define a new “Gateway” to the downtown
- More flexibility with building “scale”; Height: 5 floors max. [10 floors for TOD Mixed-income dwellings]
- Variations in Development Standards such as more relaxed parking ratios, due to distance from ITC





KEY GOALS OF PROPOSED TOD DISTRICT ZONING REGULATION:

1. SIMPLIFY THE APPROVALS PROCESS

Administrative review [Understandable, Predictable, Less risk]

Special Permit review

2. PERMIT MIXED-USE

Flexibility increased – new TOD District replaces existing “use” regulations

3. INCENTIVIZE MIXED-INCOME RESIDENTIAL DEVELOPMENT

Allow greater density and height for projects with a significant mixed-income component

4. ENSURE QUALITY DEVELOPMENT & PEDESTRIAN ENVIRONMENT

New development standards governing building form and siting

[Building orientation, Site design, Ground floor transparency, Quality facades, etc.]

5. SPECIAL TOD PARKING REQUIREMENTS

Relaxed minimum parking standards [especially in Historic-Commercial Sub-District;

Maximum spaces set to ensure quality pedestrian environment

6. ENCOURAGING ADAPTIVE REUSE

Specific Development Standards for qualified buildings & parcels

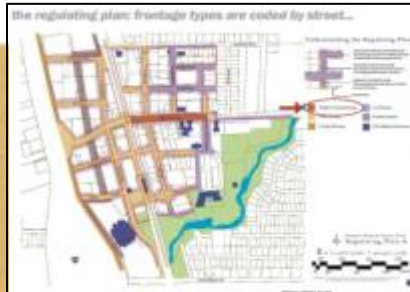


HYBRID FORM-BASED CODES

Form-Based Code Handbook



August 21, 2008



What is a hybrid FBC?

A hybrid code is one that incorporates an FBC approach toward form, but uses provisions, processes, and standards from the current code. A hybrid code is usually integrated into the pre-existing code, rather than replacing it. A hybrid code can take the form of a chapter within the code, similar to a special district or overlay. The hybrid FBC is cross-referenced to other sections of the pre-existing code for selected development standards, such as parking dimensions or landscaping standards.

site design and circulation...

- Pedestrian and bicycle friendly building setbacks and landscaping along streets
- Accessible and convenient parking
- Reduced parking lot coverage within street walls for on-street parking efficiency
- Program integration with combined development sites
- Pedestrian and bicycle friendly street lighting and landscaping
- Building setbacks to create attractive street walls
- Reduced on-street parking requirements
- Street lighting for comprehensive street lighting coverage
- Pedestrian and bicycle friendly street lighting
- Street lighting for comprehensive street lighting coverage
- Street lighting for comprehensive street lighting coverage
- Street lighting for comprehensive street lighting coverage
- Street lighting for comprehensive street lighting coverage

building form

- Building under an adjacent street canopy and/or building setbacks
- Building setbacks to create attractive street walls
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SNEAPA conference:
Front-load regulatory discretion /
approve administratively



MERIDEN'S NEW TOD DISTRICT ZONING REGULATION [GRAPHICS]



Lot Coverage Diagrams



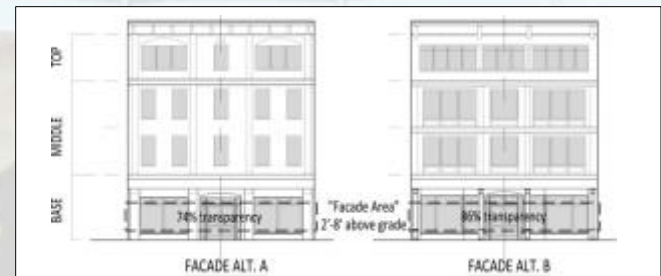
"Garage Liner" Diagram



Signage Diagrams



Drive-through Diagrams



Facade Transparency Diagrams



USE

I. USE REGULATIONS

A mix of uses is encouraged in the Meriden TOD District. The specific mix allowed varies among the five sub-districts to reflect their different character.

- Permitted Uses.** Permitted uses in the TOD Sub-Districts are listed in Table 213-1 with a "P". These uses are allowed by right if they comply with the development standards and other requirements of this chapter.
- Limited Uses.** Limited uses in the TOD Sub-Districts are listed in Table 213-1 with an "L". These uses are allowed if they comply with the supplemental standards in Section 213-xx.I.6. The limitations are noted (e.g., L-a) in the table with a corresponding lettered description of the supplemental limited use requirements in Section 213-xx.I.6. The development standards and other regulations of this chapter shall apply to limited uses.
- Special Permit Uses.** Special permit uses are allowed in the TOD Sub-Districts as listed in Table 213-1 with an "SP". These uses are allowed if they comply with Section 213-xx.R.2 and the supplemental standards in Section 213-xx.I.7. The requirements are noted (e.g., SP-a) in the table with a corresponding lettered description of the special permit use requirements in Section 213-xx.I.7. The development standards and other regulations of this chapter shall apply to special permit uses.
- Prohibited Uses.** When a use is not listed in Table 213-1, it is prohibited.
- Multiple Uses.** The development of a site or building with two or more different principal or primary uses shall be permitted subject to the requirements for the individual uses as provided in this section.

**Table 213-1
TOD District Uses**

	TOD Sub-Districts				
	Historic-Comm.	Park	Hanover	Civic	Gateway
Residential Uses ¹					
Elderly living and/or care units	SP-a	SP-a	SP-a	SP-a	SP-a
Home occupations / Professional office in dwelling			L-a	L-a	L-a
Multiple-family dwellings with 3 to 100 units per site	P	P	P	P	P
Multiple-family dwellings with more than 100 units per site	SP-b	SP-b	SP-b	SP-b	SP-b
Single family detached dwellings	L-b			L-b	L-b
TOD Mixed-Income dwellings with 3 to 100 units per site	P	P	P	P	P

	TOD Sub-Districts				
	Historic-Comm.	Park	Hanover	Civic	Gateway
TOD Mixed-Income dwellings with more than 100 units per site	SP-c	SP-c	SP-c	SP-c	SP-c
Two family and duplex dwellings	L-c			L-c	L-c
Commercial Uses					
Bars / Nightclubs	L-d	L-d	SP-d		SP-d
Day care, Classes I, II and III			P	P	P
Drive-through facility for permitted uses other than fast food restaurant	SP-e	SP-e	SP-e	SP-e	SP-e
Farmers market			P	P	P
Fast food restaurant	SP-f	SP-f	SP-f	SP-f	SP-f
Health care services / Medical offices	P	P	P	P	P
Hotel / Conference Hotel/Conference Center Hotel	P	P	P	P	P
Indoor arts, recreation and entertainment, less than 40,000 sq. ft. gross leasable floor area	P	P	P	P	P
Indoor arts, recreation and entertainment, equal or greater than 40,000 sq. ft. gross leasable floor area	SP-g	SP-g	SP-g	SP-g	SP-g
Outdoor dining	P	P	L-e	L-e	L-e
Package stores	SP-h	SP-h	SP-h		SP-h
Professional offices	P	P	P	P	P
Restaurant	P	P	P	P	P
Retail sales and service, except auto sales and service	P	P	P	P	P
Retail sales and service - auto sales and service			SP-i		SP-i
Industrial Uses					
Artisan industrial	SP-j	SP-j	P	SP-j	P
Light industrial/manufacturing			P	SP-j	P
Institutional Uses					
College/University	P	P	P	P	P
Community services	P	P	P	P	P
Hospitals		P	P	P	P



PARKING

**Table 213-2
TOD District On-Site Parking Standards**

LAND USE	NUMBER OF ON-SITE PARKING SPACES REQUIRED [Ratios based on spaces per 1,000 sq. ft. of gross leasable area unless otherwise stated]					
	Hist.-Commercial Sub-district		Park / Civic Sub-districts		Hanover / Gateway Sub-districts	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Residential Uses						
Elderly living and/or Care Units [per dwelling unit]	0	1.0	0	1.0	0.33	1.5
Home occupations / Professional office in dwelling [per office]	N.A.	N.A.	1.0	5.0	5.0	10.0
Single, two- or multiple-family dwelling [per dwelling unit]	1.0	2.0	1.0	2.0	1.5	2.5
TOD Mixed-income dwelling [per dwelling unit]	0.75	2.0	0.75	2.0	1.0	2.5
Commercial Uses						
Day care [per student]	N.A.	N.A.	0	0.5	0.15	1.0
Fast food restaurant	3.0	10.0	3.0	10.0	5.0	12.0
Health care services / Medical Offices	0	6.0	2.5	6.66	4.0	6.66
Hotel/Conference Hotel/Conference Center Hotel [per key]	0	1.1	0.75	1.5	1.0	2.0
Indoor arts, recreation and entertainment [per seat]	0	0.25	0.15	0.5	0.25	1.0
Professional office in an office building	0	3.33	1.5	3.33	2.5	3.33
Restaurant	0	7.0	2.0	10.0	4.0	10.0
Retail sales and service, except auto sales and service	0	3.33	1.5	4.0	3.33	5.0
All other permitted commercial uses	0.25	3.33	1.5	4.0	2.0	5.0
Industrial Uses						
All permitted industrial uses	0	2.0	1.0	3.0	2.0	4.0
Institutional Uses						
College/University [per student]	0	1.0	0	1.5	0.5	1.5
Community Services	0	5.0	1.5	5.0	2.0	6.0

LAND USE	NUMBER OF ON-SITE PARKING SPACES REQUIRED [Ratios based on spaces per 1,000 sq. ft. of gross leasable area unless otherwise stated]					
	Hist.-Commercial Sub-district		Park / Civic Sub-districts		Hanover / Gateway Sub-districts	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Hospital [per 3 beds plus every 2 employees of largest shift]	0.75	1.5	0.75	1.5	0.75	1.5
Religious institutions [per seat for assembly]	0.25	0.33	0.25	0.33	0.25	0.33
Schools [per classroom]	1.5	4.0	1.5	4.0	1.5	4.0
Other Uses						
Intermodal Transportation Center [ITC]	Note 1	Note 1	Note 1	Note 1	N.A.	N.A.
Laboratories and research facilities [per employee]	N.A.	N.A.	0.25	1.0	0.5	1.5

Note 1 Parking requirements for a public ITC will be determined by the Planning Commission at the time of development.

- ii. Unlimited additional parking is permitted on-site if provided in structured garages above or below grade.
- iii. In meeting required on-site parking minimums, deductions for on-street parking may be taken equal to the number of public parking spaces provided along a lot's street frontage but, in no instance, may this deduction exceed 10% of the required minimum parking.
- iv. Mixed-use buildings that include a multi-family residential component, plus a second use that constitutes at least 10% of the gross leasable area, may calculate the total required parking by taking the sum of the minimum required parking for each use and subtracting 10%. For example, a building in the Park Sub-District containing a 20-unit Multiple-Family Dwelling use and a 10,000sf Retail Sales and Service use could provide a minimum of 32 spaces total, as calculated: [1.0 spaces x 20] + [1.5 spaces x 10] = 35 spaces - 3.5 spaces (a 10% discount) = 32 spaces.
- v. Minimum on-site parking requirements can be met off-site, provided that a signed agreement is presented with the site plan application and approved by the Director of Development and Enforcement.



DEVELOPMENT STANDARDS

ADDITIONAL REQUIREMENTS FOR TOD SUB-DISTRICTS

L. DEVELOPMENT STANDARDS SUMMARY: TOD SUB-DISTRICTS

1. Development Standards Summary. Table 213-3 provides a summary of the development standards and guidelines that apply to the individual TOD Sub-Districts as provided in Sections M through Q.

**Table 213-3
TOD District Development Standards Summary**

	TOD Sub-Districts				
	Historic-Comm.	Park	Hanover	Civic	Gateway
Lot Dimensions					
Minimum lot size for new / reconfigured lots (square feet)	4,000 ^a	15,000	10,000	10,000	15,000
Minimum lot width for new / reconfigured lots (lineal feet)	40 ^e	80	80	80	100
Site Development					
Building Setback – Interior lot line - Minimum when abutting an existing residence	0'	0'	10'	10'	0'
Minimum when contiguous to residential zone	10'	10'	10'	10'	10'
Minimum, all other conditions	0'	0'	10'	10'	10'
Building setback – Street Frontage - Minimum/Maximum for:					
Primary Street	0'/5' ^b	0'/10'	0'/10'	15'/25'	5'/25'
Secondary Street	0'/5' ^b	0'/15'	0'/10'	15'/25'	10'/15'
Tertiary Street	0'/10'	10'/15'	10'/25'	15'/25'	10'/25'
Street Wall – Minimum building frontage as % of lot width					
Primary Street	75% ^c	50%	75%	50%	50%
Secondary Street	50% ^c	50%	50%	50%	50%
Tertiary Street	0% ^d	0% ^d	0% ^d	0% ^d	0% ^d
Lot Coverage – Minimum					
Multiple-family dwellings	40%	35%	35%	0%	0%
All other permitted uses	40%	35%	35%	35%	0%
Lot Coverage – Maximum					
Multiple-family dwellings	100%	75%	75%	70%	75%
All other permitted uses	100%	90%	90%	80%	90%

	TOD Sub-Districts				
	Historic-Comm.	Park	Hanover	Civic	Gateway
Residential Density – maximum dwelling units per acre					
TOD mixed-income dwellings ^e	35	50	50	35	50
Multiple-family dwellings	15	25	25	15	25
Building Form and Scale					
Building floors – Minimum/Maximum					
TOD mixed-income dwellings ^e	2/5	2/8	2/10	2/6	2/10
Multiple-family dwellings	2/4	2/4	2/4	2/3	2/4
All other permitted uses	2/5	2/5	2/5	2/4	2/5
Residential Uses					
Ground floor height – Minimum	N.A.	12'	12'	12'	12'
Ground floor transparency – Minimum	N.A.	30%	30%	30%	30%
Upper floor Transparency – Minimum	20%	20%	20%	20%	20%
All Other Permitted Uses					
Ground floor height – Minimum	14'	14'	14'	14'	14'
Ground floor transparency – Minimum					
Primary Street	60%	60%	50%	50%	50%
Secondary Street	60%	60%	30%	30%	30%
Tertiary Street	30%	30%	30%	30%	30%
Upper Floor Transparency – Minimum	20%	20%	20%	20%	20%

2. Notes. The following requirements apply to the specific circumstances indicated in Table 213-3.
 - a) Minimum lot size for new / reconfigured lots north of Foster Street is 10,000 square feet. Minimum lot width for new / reconfigured lots north of Foster Street is 80 lineal feet.
 - b) The maximum building setback north of Foster Street is 10 feet.
 - c) Buildings in the Historic-Commercial Sub-District must be sited at the "corners" of lots that are located at street intersections that include a Primary or Secondary Street.
 - d) For lots that have frontage only on Tertiary Streets, the minimum street frontage required is 50% of the lot width.
 - e) Includes mixed-use developments that incorporate TOD Mixed-income dwellings.



PROCEDURE: SITE PLAN APPROVAL

1. PERMITTED USE

Administrative review by Director of Development and Enforcement per listed Site Plan requirements + Development Standards

2. LIMITED USE

Administrative review by Director of Development and Enforcement per listed Site Plan requirements + additional specific Limited Use criteria listed in Development Standards

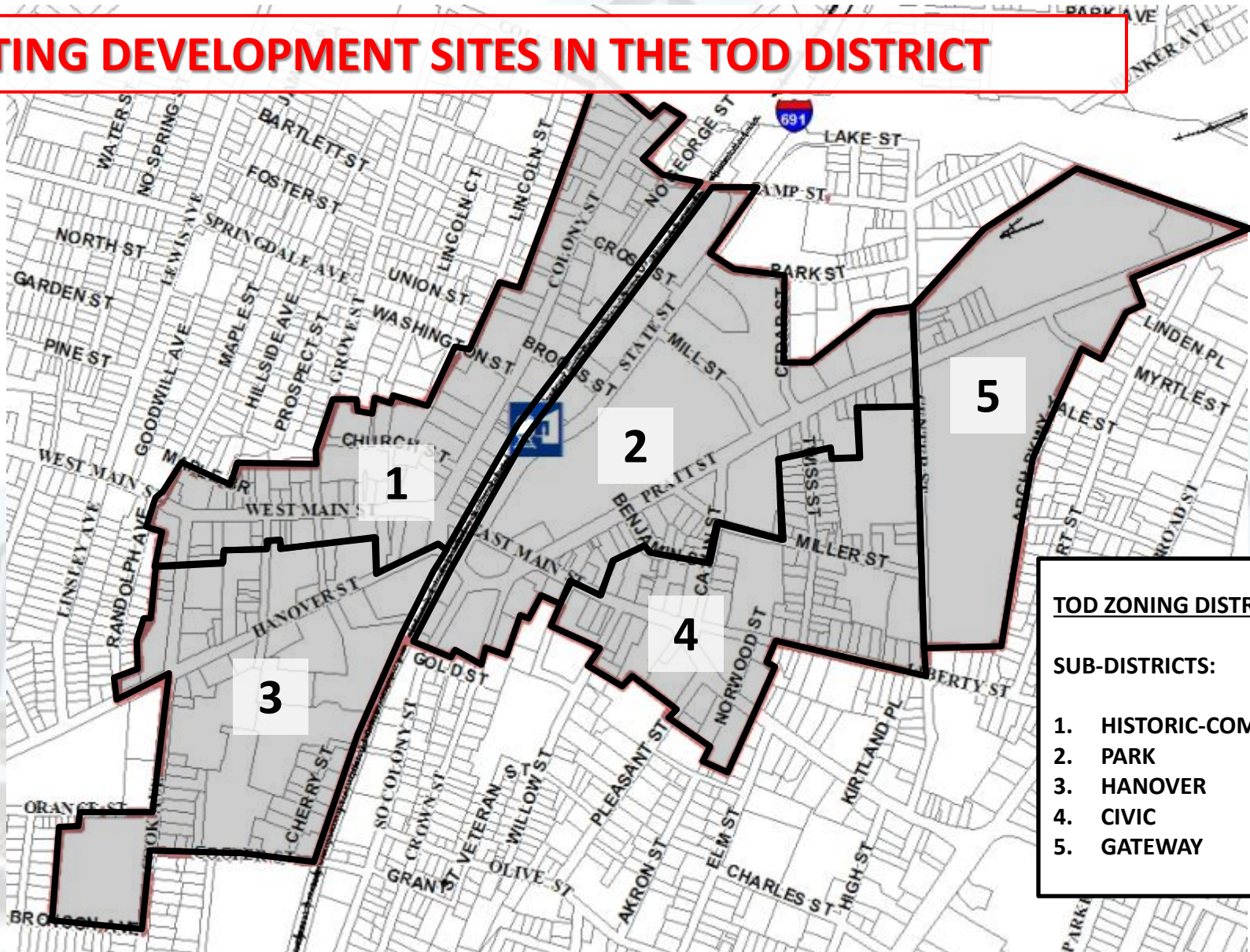
3. SPECIAL PERMIT USE

Planning Commission hearing per listed Special Permit requirements + additional specific Special Permit Use requirements listed in Development Standards

NOTE: Design Review Board available as a resource to the Director and the Commission for review of issues related to the exterior of buildings



TESTING DEVELOPMENT SITES IN THE TOD DISTRICT



TOD ZONING DISTRICT

SUB-DISTRICTS:

1. HISTORIC-COMMERCIAL
2. PARK
3. HANOVER
4. CIVIC
5. GATEWAY



MERIDEN TOD MASTER-PLAN

PB Market Analysis:

Summary

Likely Developable area: 20 acres [13-25]

**Program: Phase I 200 D.U. Residential
75,000sf Retail / Restaurant**

**Phase II 500 D.U. Residential
125,000sf Retail / Restaurant
125,000sf Office**

Residential Density: 20-45 D.U./acre recommended
[Note: $700 / 20 = 35$ D.U./acre]

Figure 4-1. Total Potential Redevelopment Area at the Proposed ITC and HUB Site by Development District



Table 4-2. Parcel Description and Size Summary

Parcel	Description (owners, use, structure, etc.)	Investigable Acres	Residential Potential
1	...	0.1 - 0.1	...
2	...	0.1 - 0.1	...
3	...	0.0 - 0.1	...
4	...	0 - 0.0	...
5	...	0.0 - 0.0	...
6	...	0.4 - 0	...
7	...	0.0 - 0.1	...
8	...	1 - 1	...
9	...	0.0 - 0.0	...
10	...	0.0 - 1.0	...
11	...	0.0 - 0.0	...
12	...	0.0 - 0.0	...
Total Investigable Redevelopment Potential		0.7 - 0.7	...
Total Redevelopment Potential		0.7 - 0.7	...



TOD ZONING REGULATION GOALS

DENSITY

Characteristics of compact and transit-oriented development in the US

Project	Type	Size	Density	Top price
Mockingbird Station (Dallas)	Young Professional/TOD	211 lofts, 220,000 sq. ft. retail/entertainment	21 units per acre	\$5,000/month rent
Addison Circle (Dallas)	Young Professional/Compact	1,300 apartments, 400,000 sq. ft. office/retail/entertainment	54 units per acre	\$4,600/month rent
Pleasant Hill (Walnut)	Young professional/TOD	2,400 homes, two hotels, 300,000 sq ft office	17 units per acre	\$550,000
Creek, Contra Costa County, Calif.)		space, retail		
The Crossings at Mountain View (Santa Clara County, Calif.)	Young professional/TOD	359 homes, 2,000 sq ft retail	30 units per acre	\$350,000
Fruitvale (Oakland)	Local/TOD	247 apartments, 70,000 sq. ft. retail, plus community center	21 units per acre	\$2,300/month rent
Orenco Station (Hillsboro, Ore.)	Mixed/TOD	1,834 homes, 100,000 sq. ft. office/retail	15 units per acre	\$450,000
Kentlands (Gaithersburg, Md.)	Family/Compact	1,700 homes, 1 million sq ft office/retail	12 units per acre*	\$1 million
Station Landing (Medford, MA)	Young Professional/TOD	650 apartments, 265,000 sq ft office/retail	60 units per acre	\$800,000

The Density Dilemma 2005



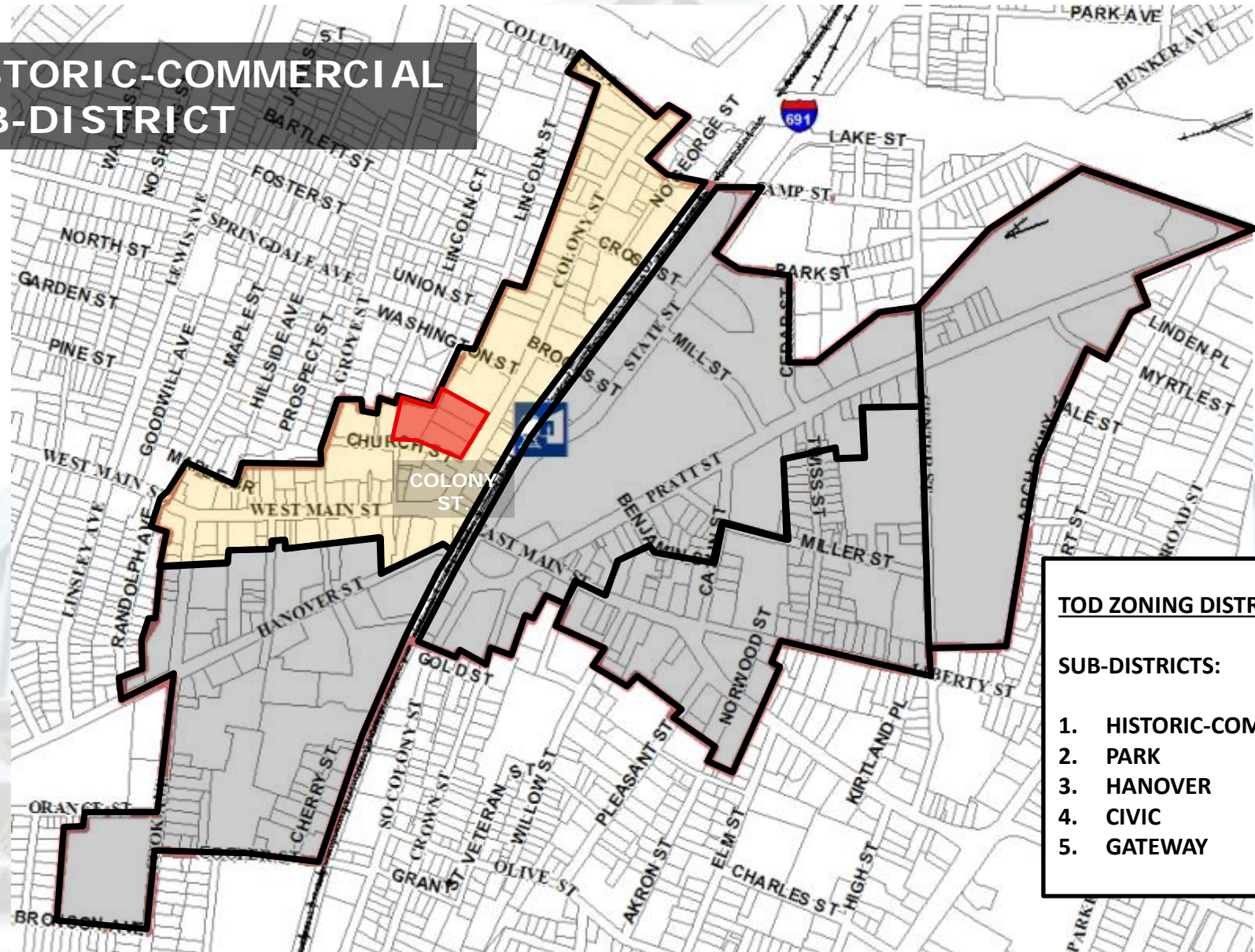
Addison Circle



Orenco Station



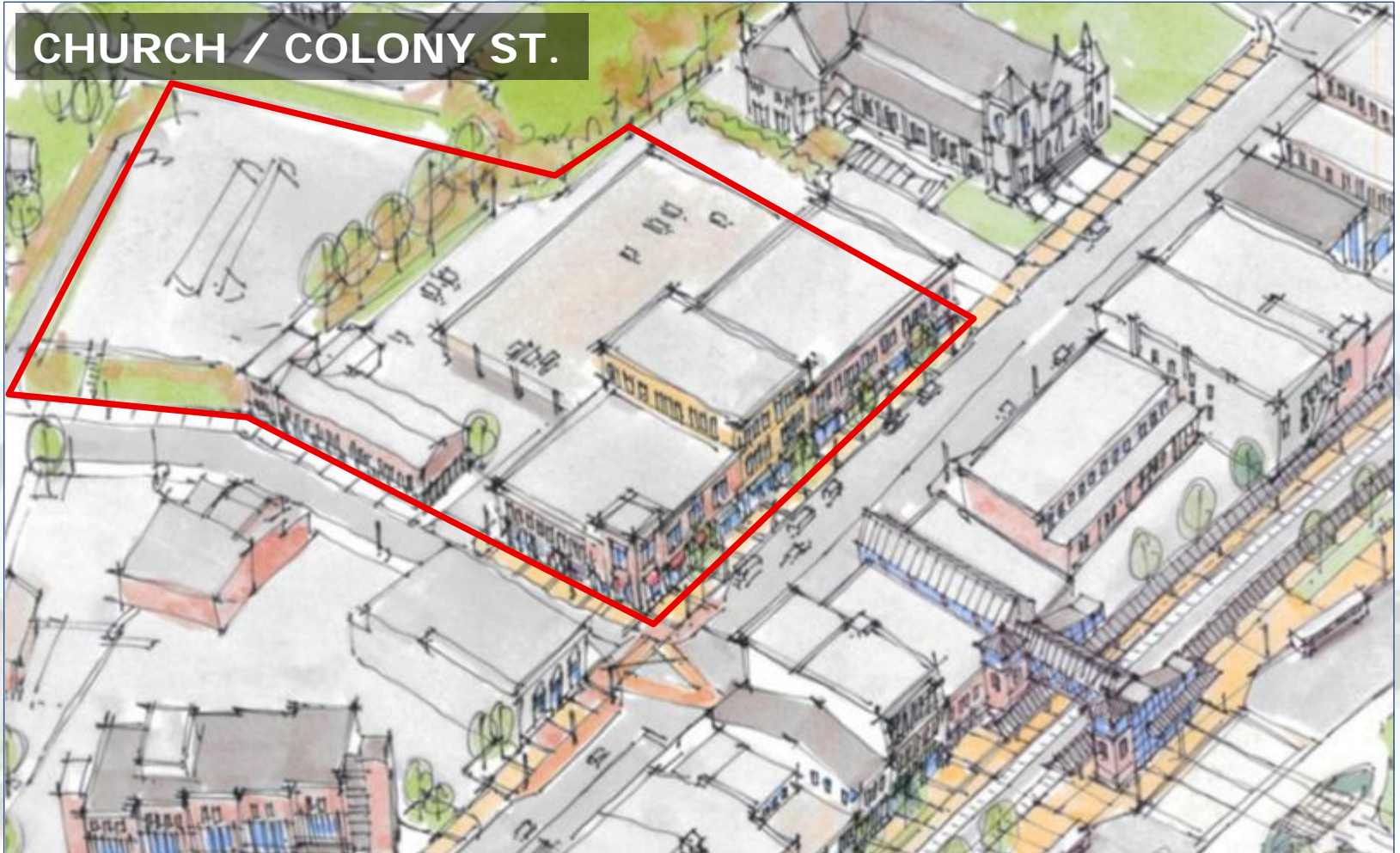
HISTORIC-COMMERCIAL SUB-DISTRICT



- TOD ZONING DISTRICT**
- SUB-DISTRICTS:**
1. HISTORIC-COMMERCIAL
 2. PARK
 3. HANOVER
 4. CIVIC
 5. GATEWAY



CHURCH / COLONY ST.





MERIDEN TOD

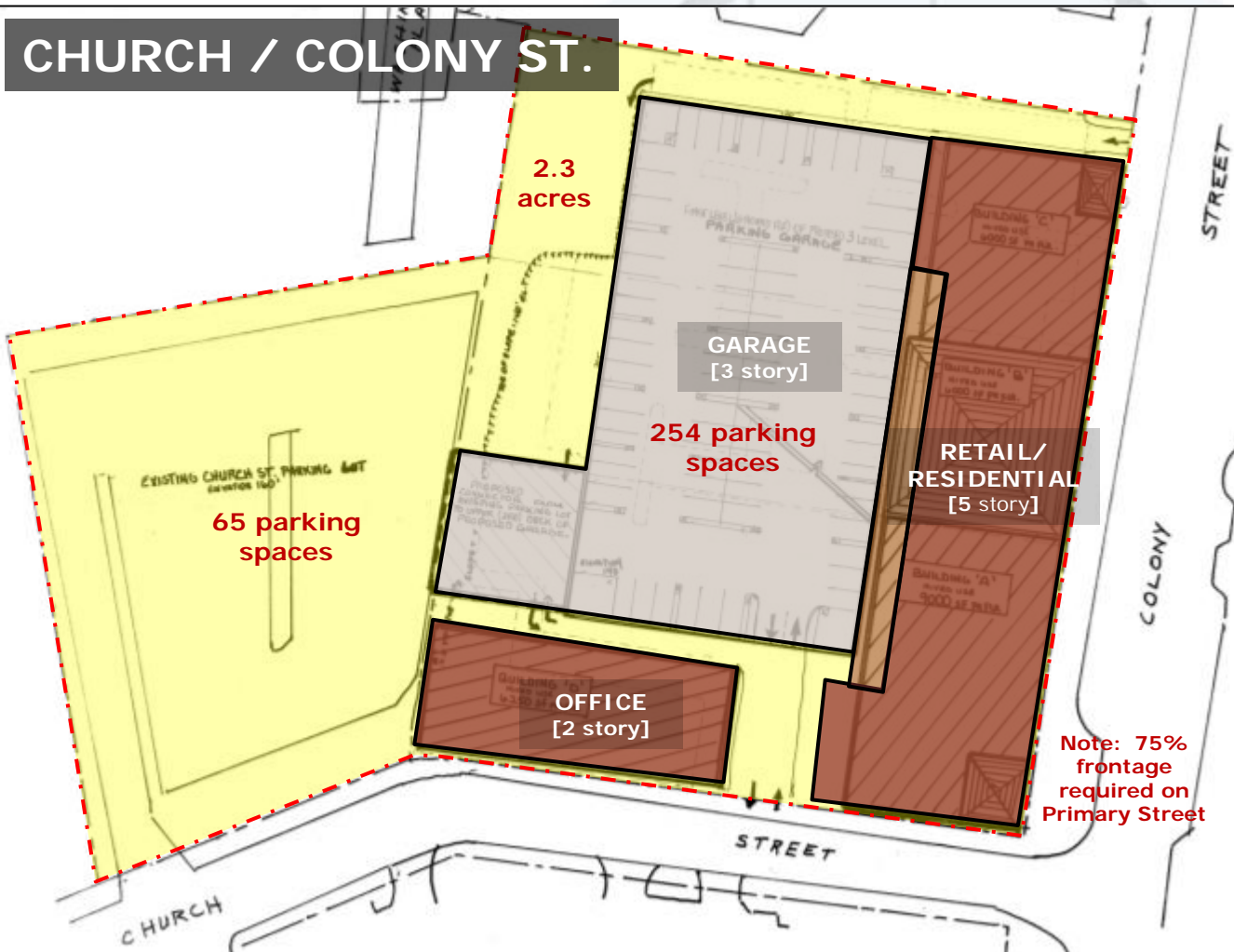


CHURCH / COLONY ST.





CHURCH / COLONY ST.



HISTORIC-COMMERCIAL SUB-DISTRICT

Permitted uses: Mixed-Use
Structured parking

Retail	19,000sf
Resid. (80DU) [20,000sf x 4 fl. +]	83,000sf
Office	<u>12,500sf</u>
	114,000sf

Parking required:

Retail: Min.[0] / Max.[3.33]	0/74
Resid.: Min.[0.75] / Max.[2.0]	60/160
Office: Min.[0] / Max.[3.33]	0/42
	[60/276]
10% Mixed-use discount	54/249

[Note: on-street discount available]

Parking provided:
Structured (254) + Lot (65) 319 spaces
[Note: unlimited parking allowed if in Structured garages]

Permitted Height:
Mixed-Use: Retail / Resid. 2-5 floors

Combined Lot: 100,200sf [2.3 acre]

- 24 Colony St. 30,600sf
- 38-44 Colony St. 44,800sf
- Church Street Lot 24,800sf

Density:
• 80 Units / 2.3 acres = **35 DU/acre**



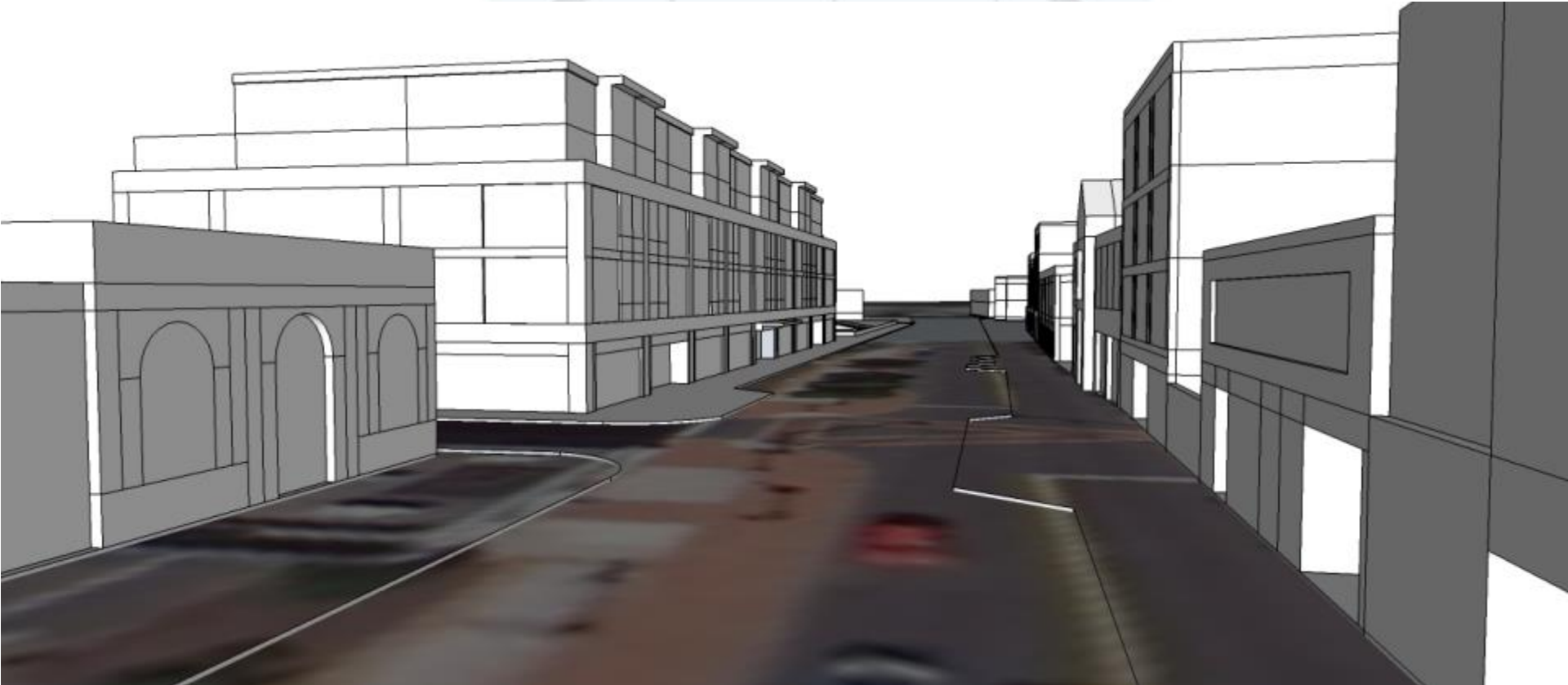
MERIDEN TOD



Aerial view of Park, ITC and Colony Street looking west



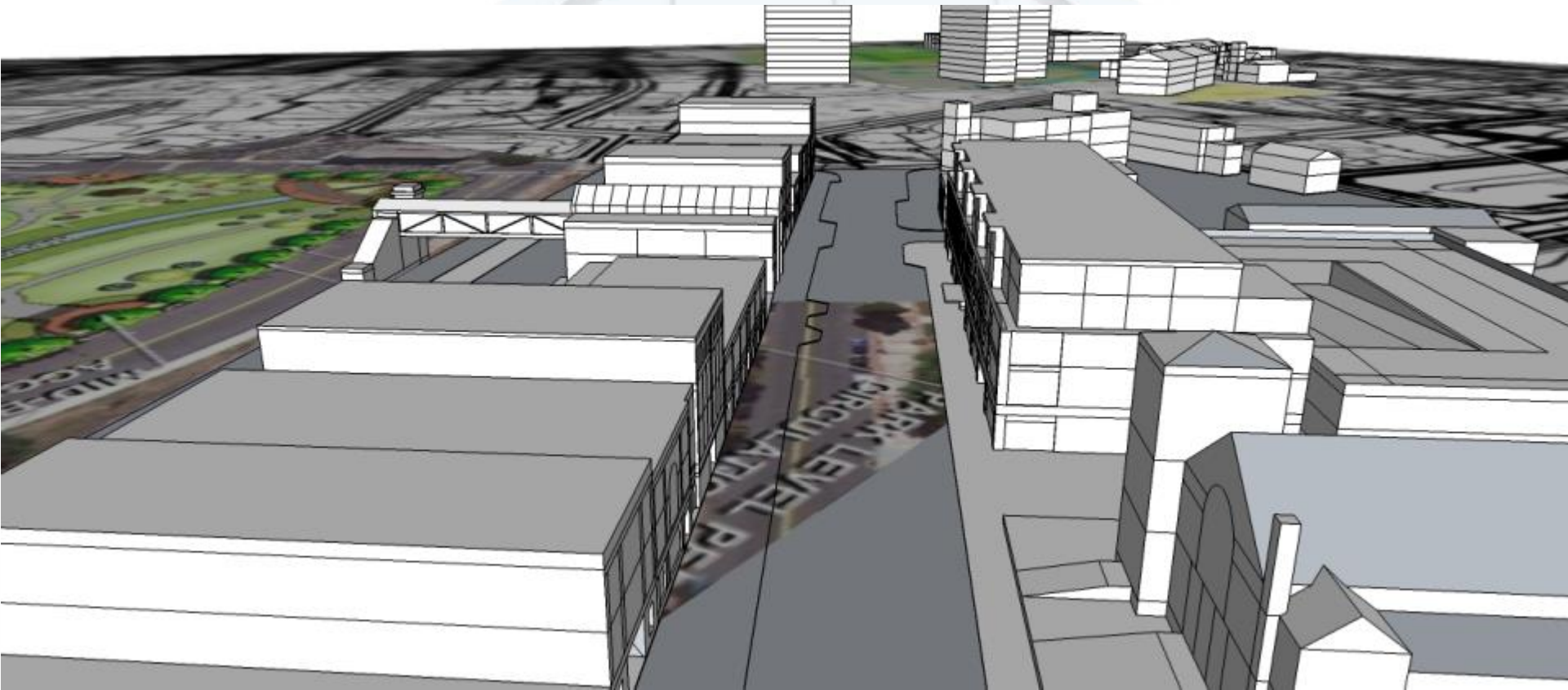
MERIDEN TOD



View of Colony Street looking north



MERIDEN TOD



Aerial view of Colony Street looking south

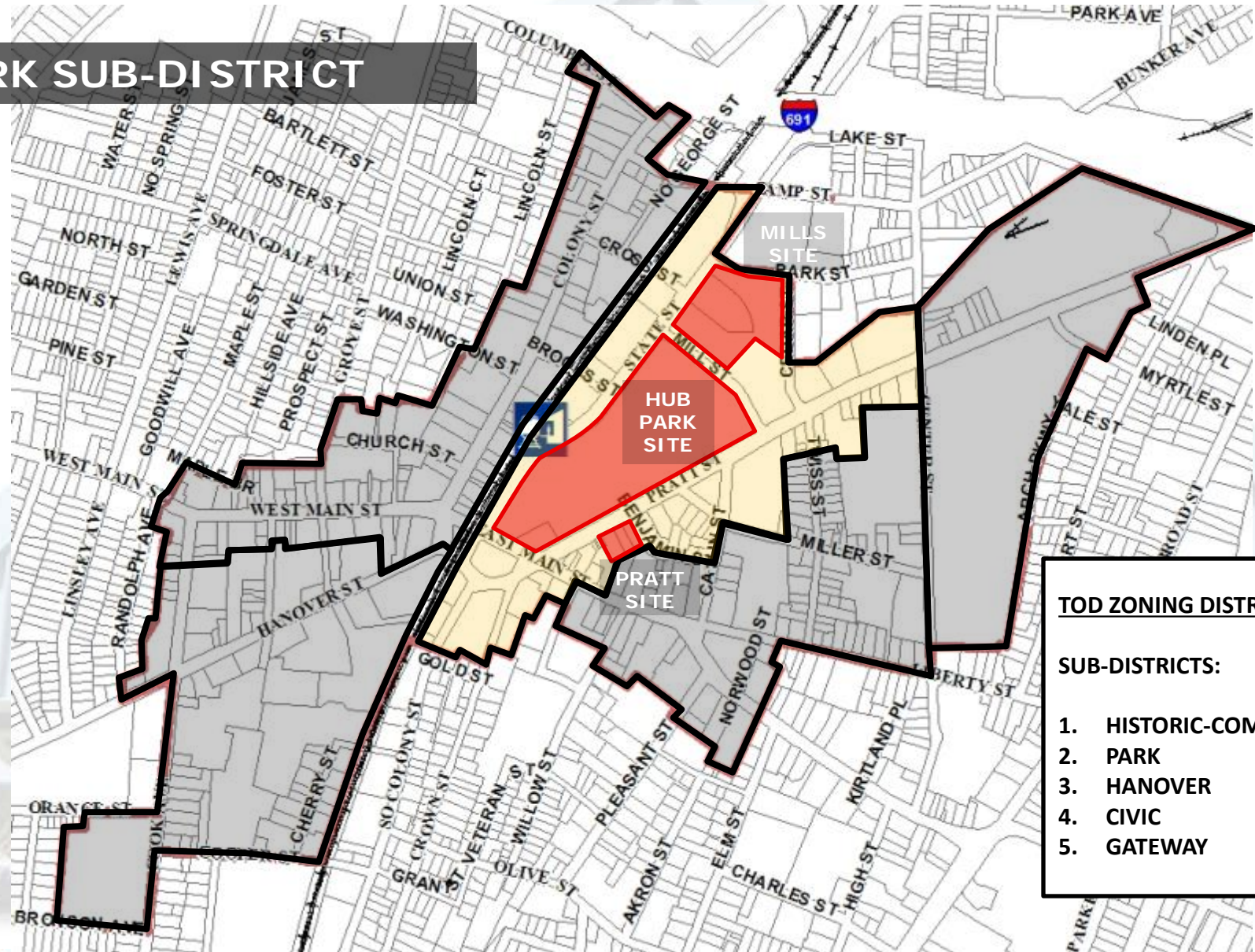


Aerial view of ITC and Colony Street looking south



MERIDEN TOD

PARK SUB-DISTRICT



- TOD ZONING DISTRICT**
- SUB-DISTRICTS:**
1. HISTORIC-COMMERCIAL
 2. PARK
 3. HANOVER
 4. CIVIC
 5. GATEWAY



MERIDEN TOD

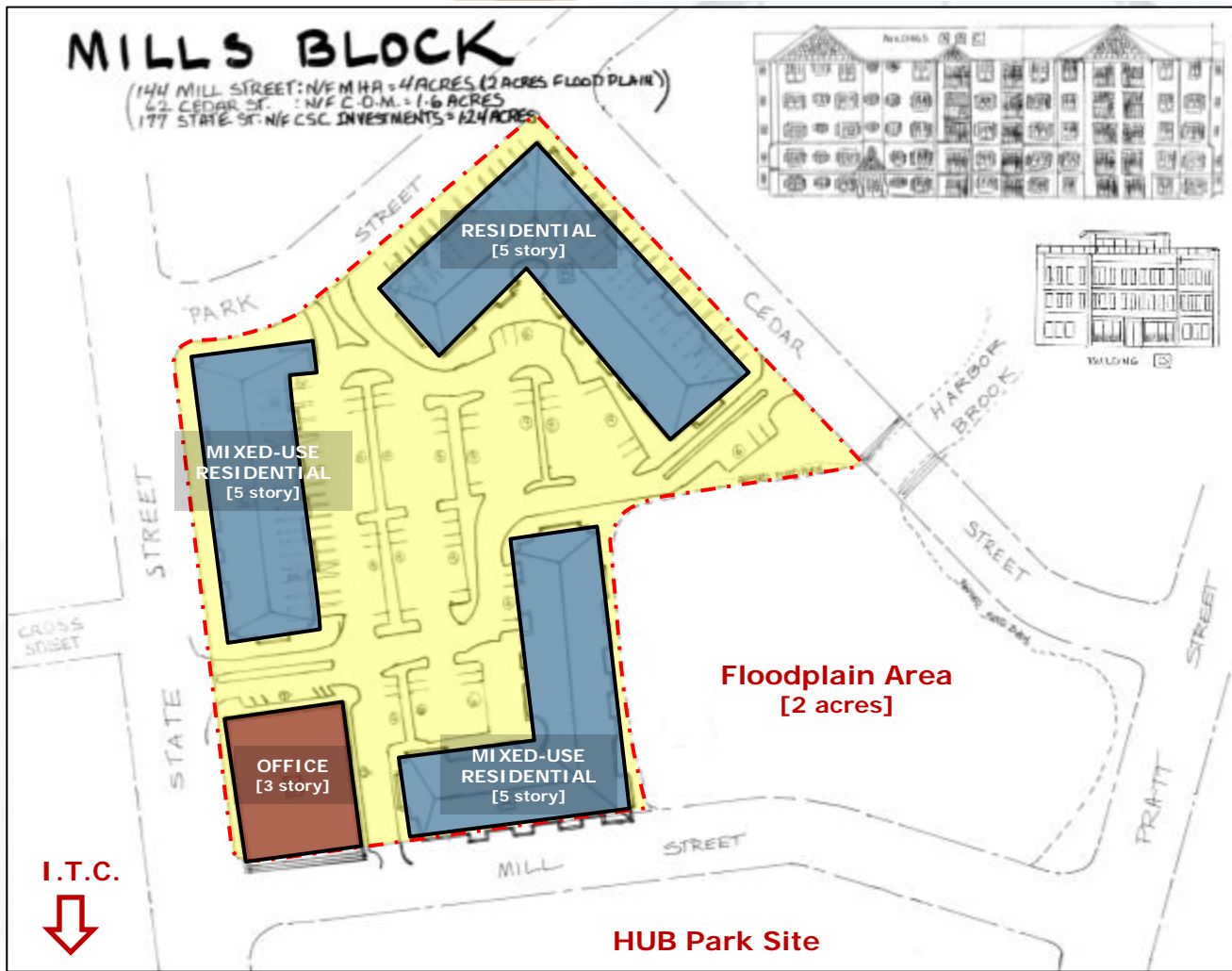


NOTE: Master-plan concept
[Mill Street not relocated]



MILLS BLOCK

(144 MILL STREET: N/F MHA = 4 ACRES (2 ACRES FLOODPLAIN))
 62 CEDAR ST. : N/F C.O.M. = 1.6 ACRES
 177 STATE ST. N/F CSC INVESTMENTS = 1.25 ACRES



I.T.C.



HUB Park Site

PARK SUB-DISTRICT

Permitted uses:

TOD Mixed-Income Dwelling	220 D.U.
Retail [ground floor]	18,000sf
Office	58,000sf

Parking required [minimum]:

TOD Mixed-income dwell [.75/DU]	165
Retail [1.5/Ksf]	27
Office [1.5/Ksf]	60
	232
Mixed-use deduction [10%]	- 23
	209

Parking provided:

On-site	221 spaces
[Note: 10% of spaces can be accommodated along street frontages = 22 additional spaces]	

Permitted Height:

TOD Mixed-income dwelling	2-8 floors
Office building	2-5 floors

Density: [Site: 3-parcel block]

- 144 Mill Street [4.0 acres]
- 62 Cedar Street [1.6 acres]
- 177 State Street [1.25 acres]

220 DUs / 6.85 acres = **32 DUs / acre**

Unit Mix:

- 1 BR 108 units
- 2 BR 112 units



Aerial view of Mills Block looking north from ITC



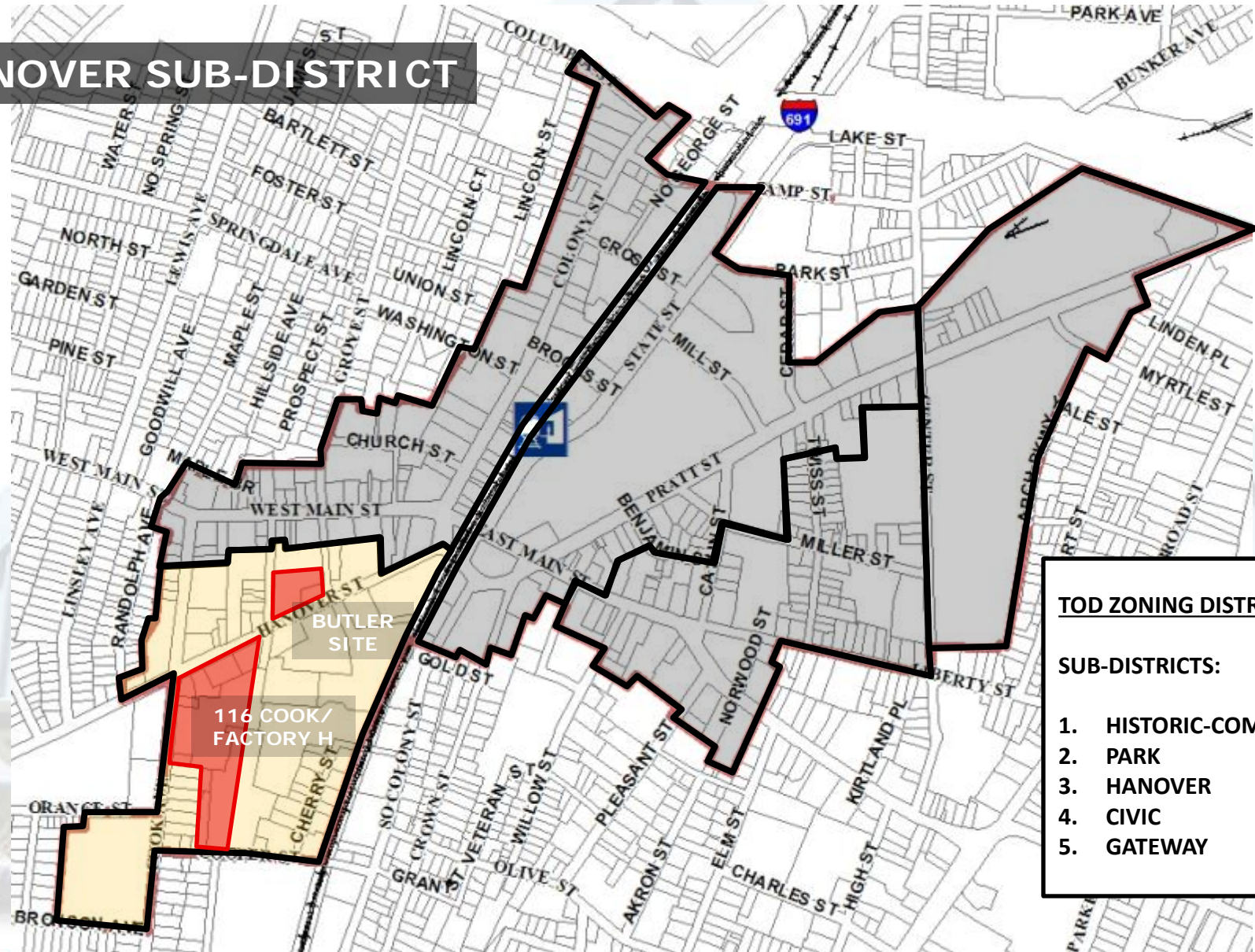
MERIDEN TOD



Aerial view of Mills Block looking west



HANOVER SUB-DISTRICT



- TOD ZONING DISTRICT**
- SUB-DISTRICTS:**
1. HISTORIC-COMMERCIAL
 2. PARK
 3. HANOVER
 4. CIVIC
 5. GATEWAY

116 COOK/
FACTORY H

BUTLER
SITE



HANOVER / FACTORY H / 116 COOK



Vita Nuova, LLC 2009

HANOVER SUB-DISTRICT

2009 Vita Nuova Study

Permitted uses:

TOD Mixed-Income Dwelling	98 D.U.
Retail [ground floor]	43,600sf

Parking required:

TOD Mixed-Income Dwelling [1.0]	98
Retail [3.33/K]	<u>146</u>
	244
Mixed-use deduction [10%]	<u>- 24</u>
	220

Parking provided:

	295
On-site	269 spaces
On-street	26 spaces

Permitted Height:

TOD Mixed-income dwelling 2-10 floors

98 DUs / 6.2 acres = **15.8 DUs / acre**

NOTE: With the new TOD Zoning parking ratios, a mixed-use development with **250** units of TOD Mixed-income dwellings and **30,000sf** of retail would require a minimum of **284** parking spaces on site.

[250+100=350-35 (Mixed-Use)=315-31 (on-street)=284]

Result: density = **40 D.U./acre**



MERIDEN TOD



Aerial view of Hanover/Cook area looking northeast



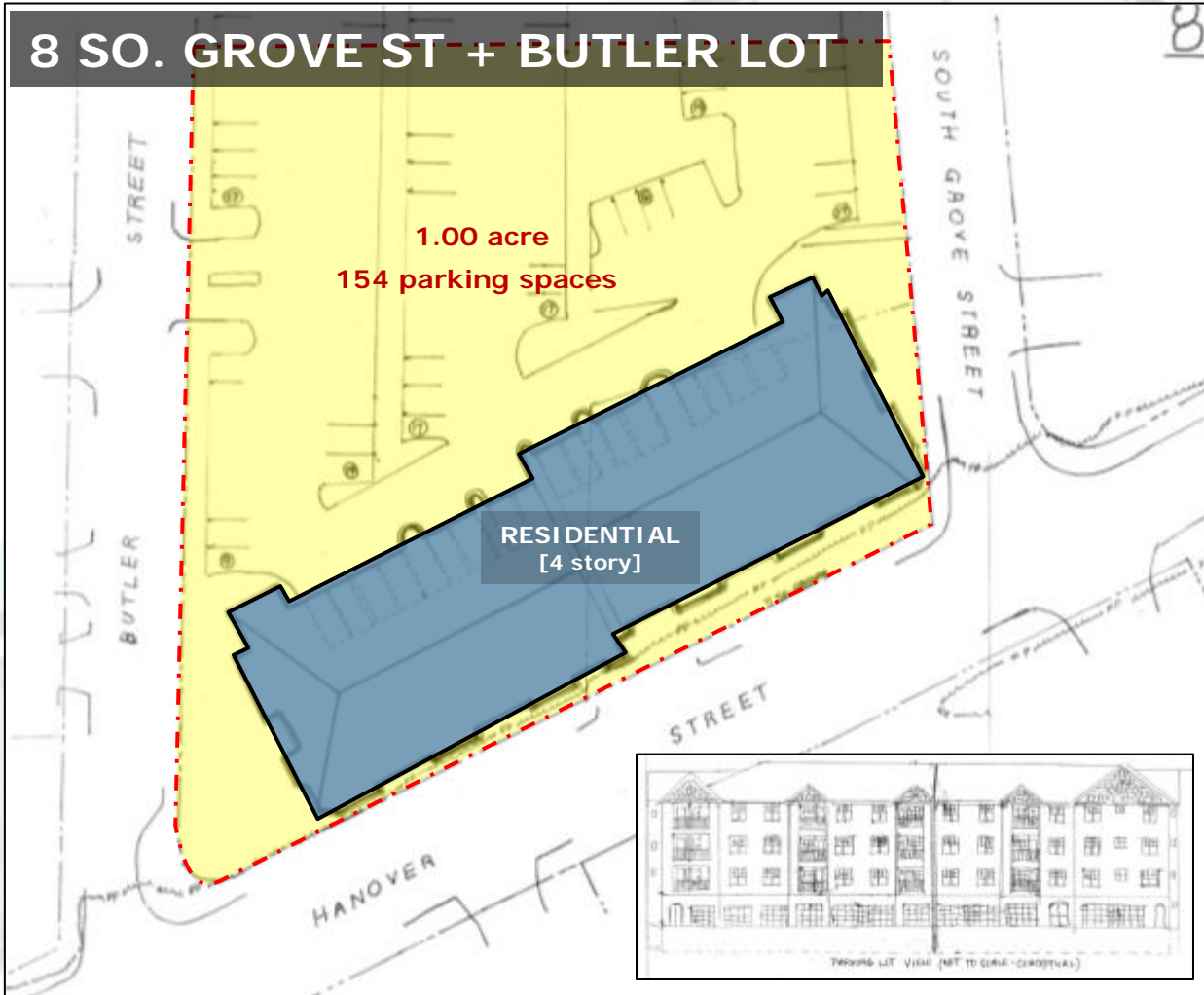
MERIDEN TOD



View of Hanover Street looking northeast



8 SO. GROVE ST + BUTLER LOT



HANOVER SUB-DISTRICT

Permitted uses:

TOD Mixed-Income Dwelling 50 D.U.

Parking required:

TOD Mixed-Income Dwelling [1.0] 50

Parking provided:

On-site 154 spaces

[Note: Under current zoning, Multiple-family dwellings require 2.0 spaces / D.U. = 80 spaces]

Permitted Height:

TOD Mixed-Income Dwelling 2-8 floors

[Note: Multiple-family dwellings may have a maximum of 4 floors]

Density:

Lot: 43,560sf [1.0 acre]

50 DUs / 1.0 acres = 50 DUs / acre

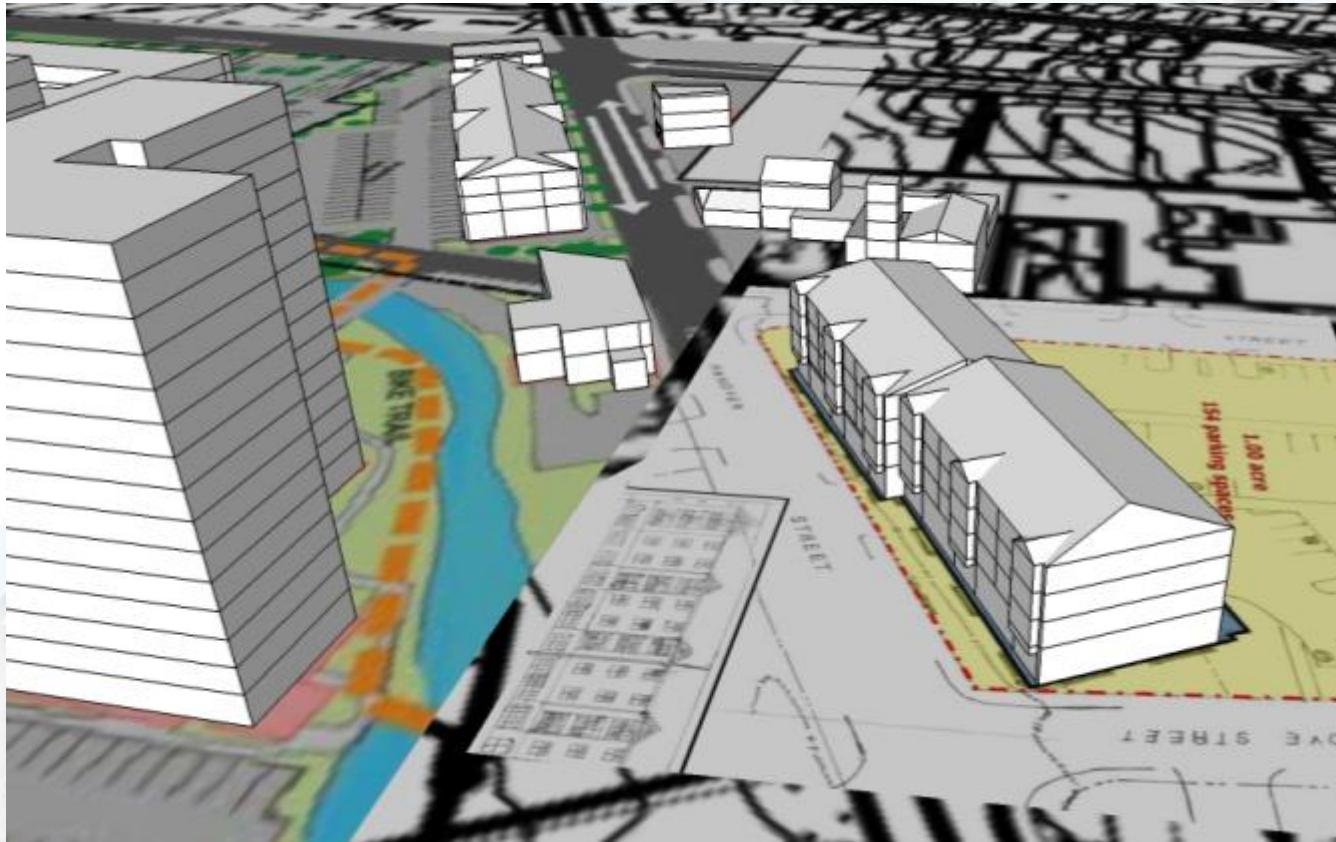
[Note: TOD M-I Dwelling 50 DUs maximum
M-F Dwelling 25 DUs maximum]

Unit Mix:

- 1 BR 32 units
- 2 BR 18 units



MERIDEN TOD



**8 So. Grove
+ Butler lot**



Aerial view of Hanover Street looking southwest



MERIDEN TOD



THANK YOU



Summary of Developer Interviews

Methodology (cont.): Developer Outreach

We interviewed eight regional or national developers with experience in mixed-income or mixed-use development/redevelopment. They represent the following firms:

Name	Specialty
Bozzuto	Expertise in Transit-Oriented Development, specifically in DC/Maryland. Currently only manage properties in CT.
Development Resources LLC	Brownfields, medical office and opportunistic development
Eclipse Development	Mixed-use primarily driven by retail
Edward Rose & Sons	Multi-family residential
Jonathan Rose Companies	In this area, fee development with state or federal funding (not investment)
Pennrose Properties	Full service real estate company focusing in multifamily.
Renaissance Downtowns LLC	New Urbanism-style development in small downtowns
Winstanley Enterprises LLC	New England developer focusing on commercial and mixed-use incorporating sustainable and new urbanism principles.

Perspective on Zoning

Our interviews indicated the following regarding Meriden's proposed TOD Zoning District:

- Architectural standards are common enough now, that the discretionary architectural review would not be a deterrent.
- Flexibility and a cooperative government is very important. A Specific Plan, or the flexibility to adapt the zoning to the developer's needs, can be a good tool with the right developer.
- Height incentives will have little impact, at least in the short-term, because nearly all of the developers interviewed believe the ideal height for Meriden is 2 to 4 stories.
- Build-out may be more likely at 25 to 30 units per acre.
- Lower parking minimums (as have been included) will be critical for new development.
- Use caution requiring retail uses where there is insufficient market demand.