

# FAIRFIELD METRO: Transit-Oriented Development Partnerships

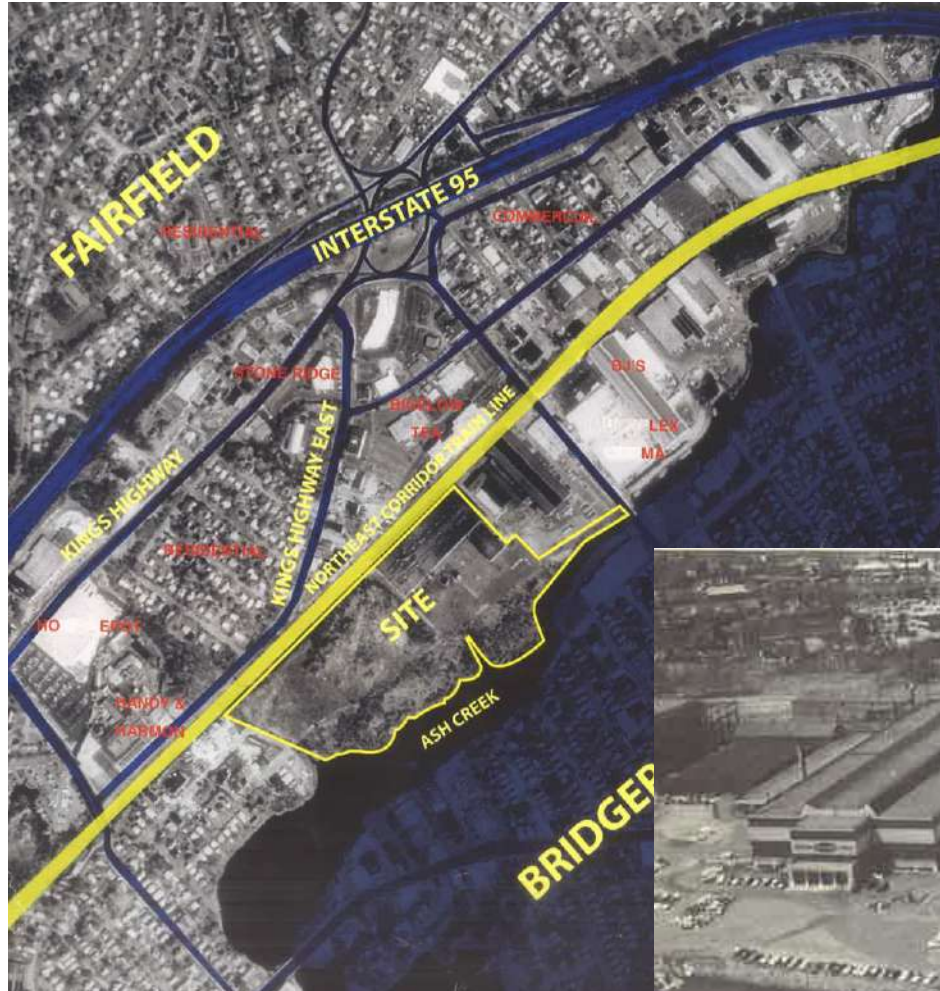
Jim Wendt, AICP – Planning Director, Town of Fairfield



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# SITE HISTORY:

- Adjacent to I-95, Metro North RR, Black Rock, and Kings Highway
- Formerly Industrial (Bullards)



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# WATERSHED MOMENT:

Tri-Party Agreement with:

- State DOT (Blue)
- Fairfield (Yellow)
- BlackRock Realty (Green)
- Access Road (Orange)



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# TIMELINE:

- Private application for development filed March 2005
- Development approved July 2005



## Development Mix:

- 925,000 SF of Office
- 56,000 SF retail



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# PLANNING OPPORTUNITY:

- Train Station as catalyst for new development
- Regional Plan Association (RPA) selected to facilitate Fairfield's planning exercise for new zoning overlay district in October 2008
- Stakeholder meetings, Public topic sessions, and ½ day Charrette
- POCD Plan Update and Commerce Drive Area Designed District adopted in May 2011



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## Fairfield Commerce Drive Planning Study

### Project Goals and Processes

The Town of Fairfield retained Regional Plan Association (RPA) to facilitate the development of a new master plan and zoning regulations for the 300 acre neighborhood surrounding the new train station. The community-based initiative includes a stakeholder committee of representatives of town departments, neighborhood groups, local business people and property owners and residents.

Stakeholders met four times between October 2008 and February 2009 to explore the concept of transit-oriented development and its implications on mobility and traffic, municipal finances and the environment. Highlights from these four meetings can be found on the following page. The result of the stakeholder meetings was the following list of objectives, intended to serve as guidelines for the public workshop:

### Mobility

- Encourage non-auto access to the train station through pedestrian connections, bike routes, and bike facilities at the station and throughout the neighborhood
- Adjust parking requirements for new development, to reflect the availability of new transit service

### Fiscal Impacts

- Ensure that new development positively impacts the municipal budget by comparing tax revenues with municipal operating costs
- Recognize the potential for increased property values around the station and preserve or create some affordable housing

### Environmental Impacts

- Encourage the production and use of renewable energy
- Encourage low-impact development practices such as rainwater collection and green roofs
- Provide access to riverfront as recreational amenity.

### Public Workshop Results

A design workshop was held with the general public in May 2009, in which five groups each developed plans for the study area which addressed the above objectives.

At the workshop, town residents were invited to design the Commerce Drive study area. Aided by facilitators and professional urban designers, participants were divided into groups and asked to come up with a graphic plan for the study area that included specific recommendations on land use, open space, and mobility.

RPA then took the main recommendations from each group, analyzed them for commonalities, and then synthesized into an initial consensus scheme, seen on page 1.

The draft concept plan specifies future land use, guidelines for street design, and public improvements. The results of the workshop and final concept plan will be the basis for recommendations for revised zoning to be reviewed and potentially adopted by the Town Plan and Zoning Commission.

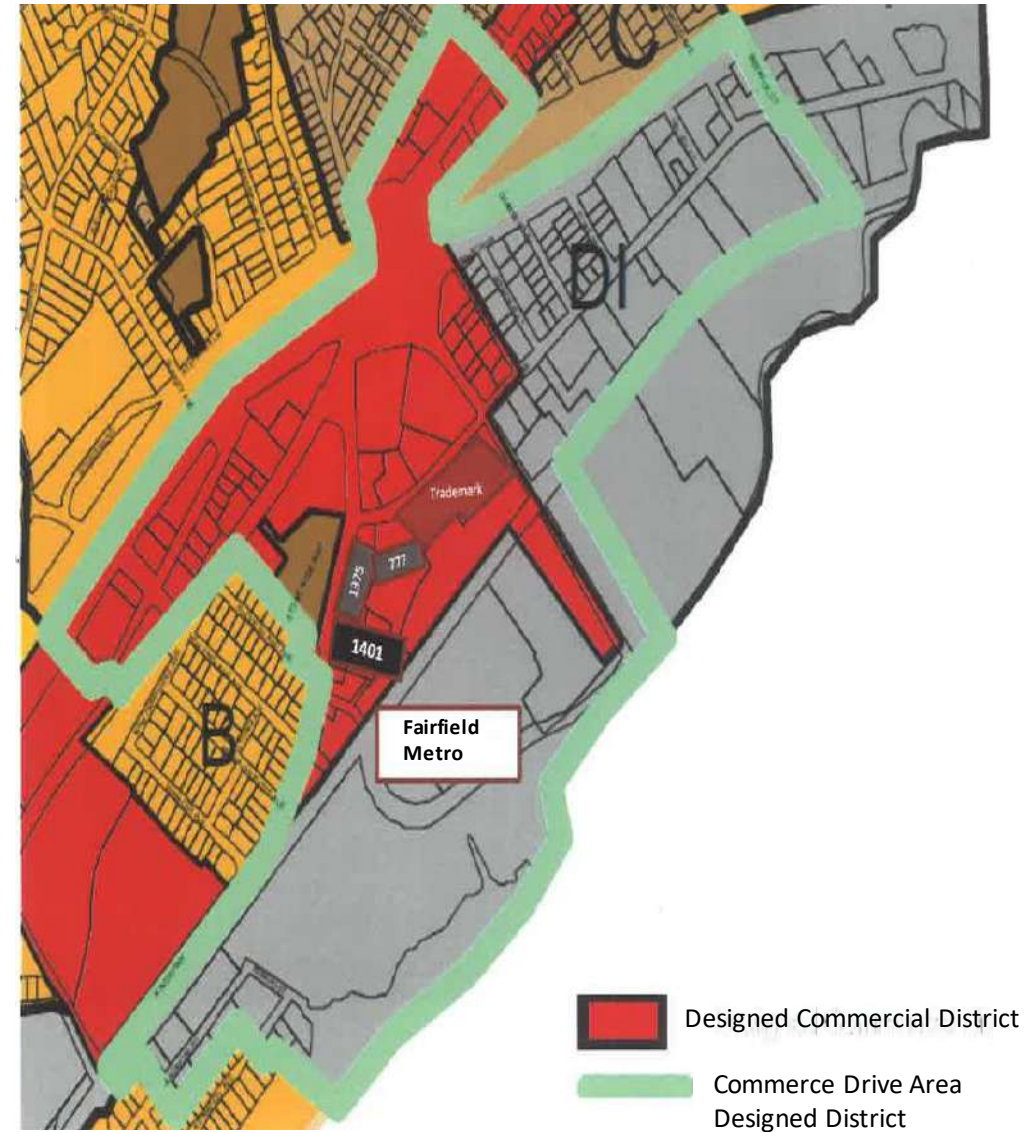
Participants at the Fairfield Community Design Workshop



To make comments on the information presented here please visit the project website at: [www.rpa.org/fairfield](http://www.rpa.org/fairfield) by July 21st.

# ZONING OVERLAY:

- Transit Oriented Development Park
- Allows up to 70% residential with ground floor commercial
- Dwelling Unit Density – 50 bedrooms/acre
- 10% of residential affordable at 80% AMI
- Height Limit – 60 ft.
- 80% Lot Coverage with no FAR
- Prescriptive maximum setbacks
- Required streetscape/pedestrian amenities



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# FAIRFIELD METRO STATION:

- Opened December 2011
- Office market crashed
- Private development investment languished



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# NEW INVESTMENT: TRADEMARK FAIRFIELD (PHASE I)

First application for Transit Oriented Development Park – May 2015



Standard	Trademark Project
Site	2.5 Acres
Residential	101 Units: 4 studios , 73 one-bedroom, 24 two-bedroom
Commercial	14,894 SF Retail
Stories	5: 1 <sup>st</sup> floor retail, 2-5 <sup>th</sup> floor residential
Parking	187 spaces: 62 covered, 125 surface
Building Amenities	Fitness center, Club room, Terrace with pool, Built-in BBQ Grills and Fireplaces, Bocce Court, Raised Garden Beds
Public Amenities	Wide sidewalks, Benches, Bike Racks



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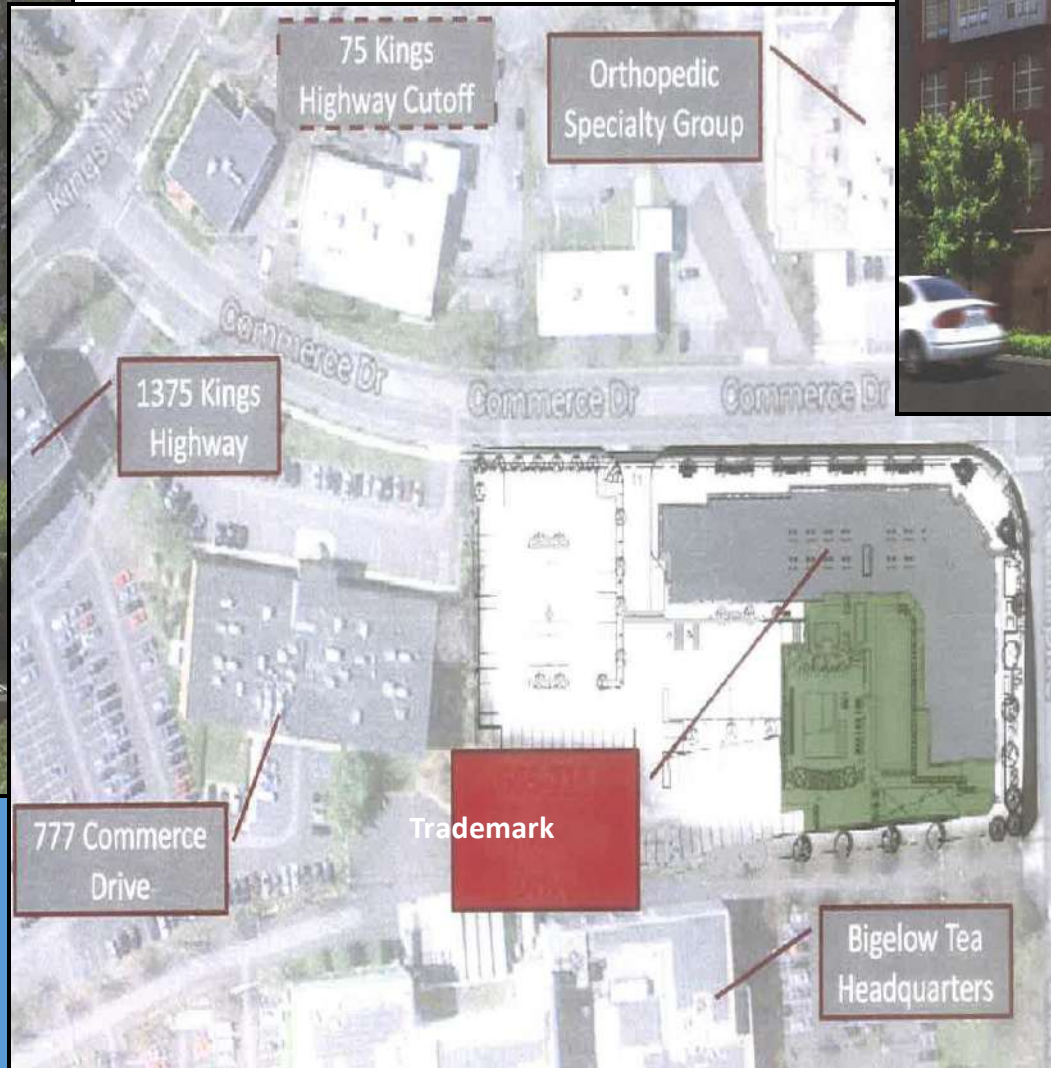


# TRADEMARK (PHASE I):

## Design concepts



Interior Project View off  
Parking Area



Corner of Black Rock and  
Commerce Drive



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# TRADEMARK (PHASE I):

- **Unanimously** Approved in July 2015
- Completed June 2017



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# TRADEMARK (PHASE I):

## Building Amenities

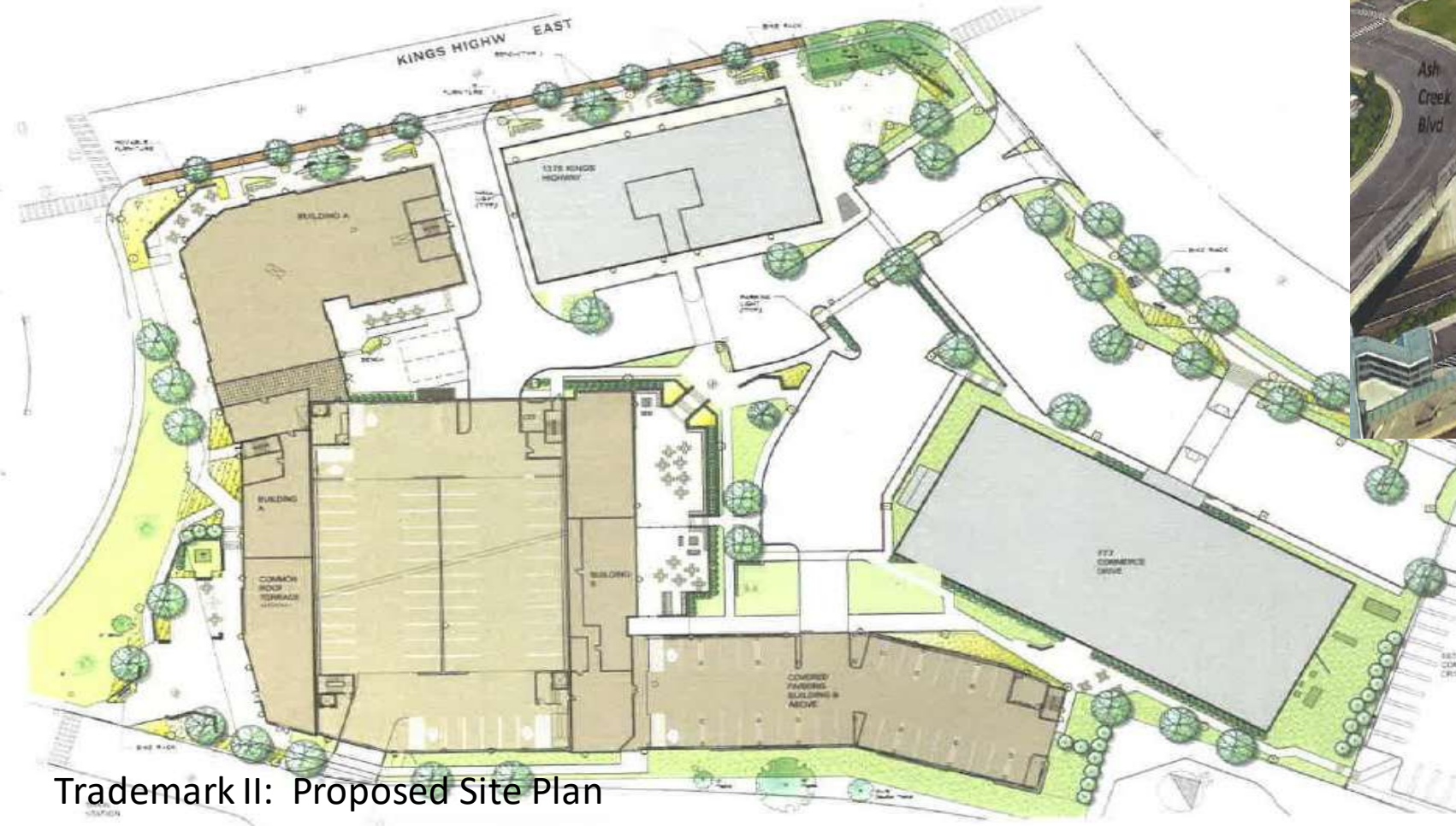


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# TRADEMARK (PHASE II):

Application Filed December 2017



Trademark II: Proposed Site Plan



View from Metro North RR



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# TRADEMARK (PHASE II):

## Unanimously approved February 2018



Standard	Transit-Oriented Development Park Overlay Zone
Site Size	4.66 acres
Stories	5: 1 <sup>st</sup> story retail with 2 <sup>nd</sup> -5 <sup>th</sup> story residential
Residential	160 units: 20 studios, 84 one-bedroom, 56 two-bedrooms with 16 units affordable (10%)
Commercial	2 existing offices with 84,696 SF; 13,109 SF ground floor retail/new building; add 8,557 SF retail to existing office
Parking	617 total – 517 structure and 100 surface
Building Amenities	Fitness Center, Lounge, Game Room, Rooftop Deck, Urban Garden, BBQ Grill, Covered parking and Bike Storage
Public Amenities	Pedestrian walkways and tunnels, outdoor plazas, benches, and bike racks



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Trademark II: Proposed Rendering (corner of Kings Highway & Commerce Drive)



# FAIRFIELD TOD: NEXT STEPS

- Fairfield Metro and Downtown Station
- TOD Consultant - Market Feasibility, Public Outreach, Site Analysis



Fairfield Downtown Area: Exide Site



Fairfield Metro: Black Rock Realty Site



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# QUESTIONS?

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