



Meriden's TOD:

**Investing in brownfields, arts,
and transit oriented
development**

Juliet Burdelski
Matthew Sarcione



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Meriden's Transit Oriented Development Program

Juliet Burdelski
Director of Economic Development, City of Meriden



Target Area Demographics

	US Census 1701-1703, 1708-1710, 1714
Population	12,677
Unemployment	20.7%
Poverty Rate	33.8 %
Percent Minority	69%
Median HH Income	\$27,638
Moved in last 5 yrs	48%
Owns home	23%
Tax exempt properties	26%
Residential land	42%
Commercial	30%



Challenges & Opportunities



PHOTOGRAPHS OF TARGETED SEVERELY DISTRESSED HOUSING



PHOTOGRAPHS OF SEVERELY DISTRESSED NEIGHBORHOOD



PHOTOGRAPHS OF STABLE HOUSING WITHIN TARGET NEIGHBORHOOD

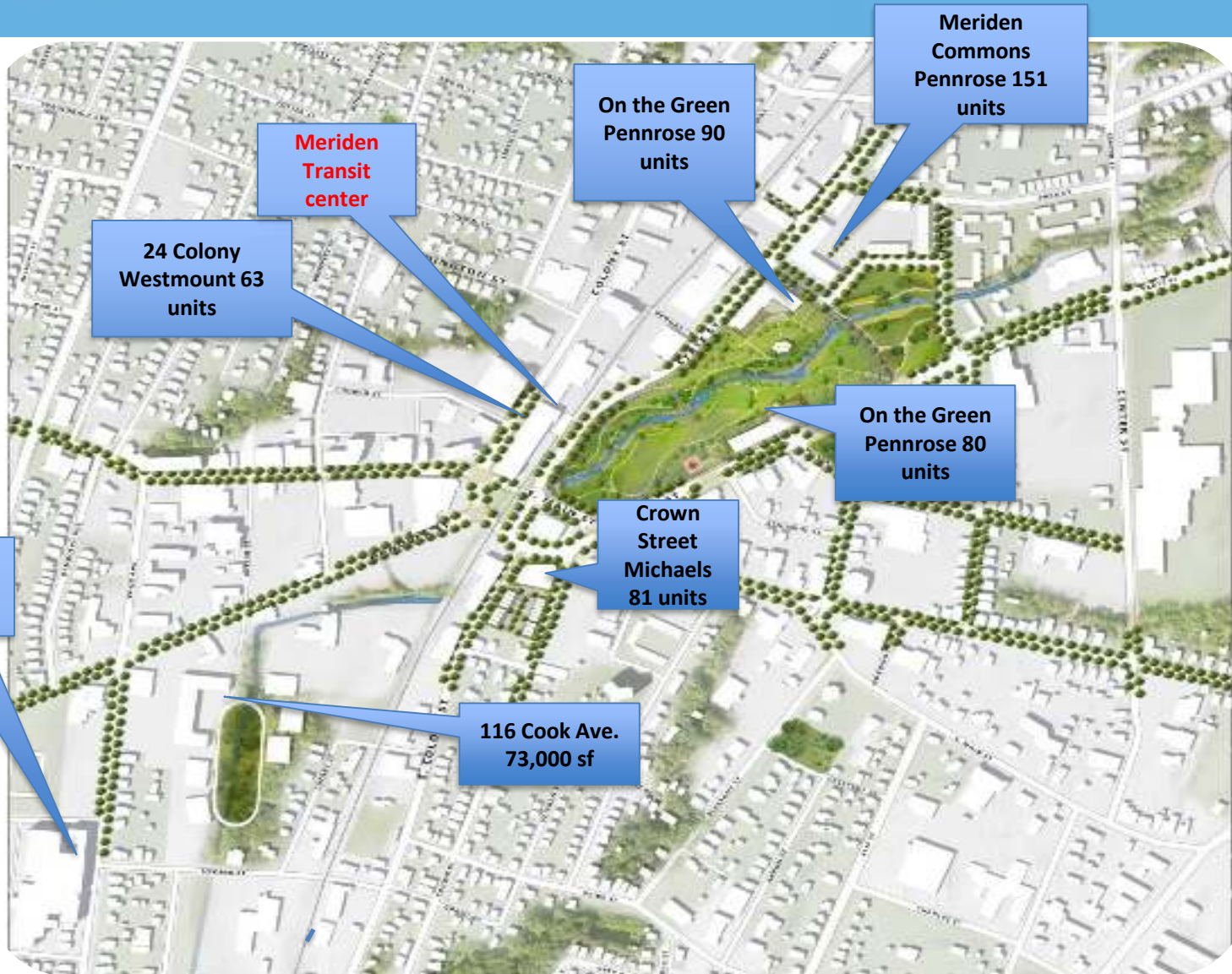


PHOTOGRAPHS OF NEIGHBORHOOD ASSETS

Meriden's TOD Program

Activity	Progress to Date
Planning	TOD Plan (2012) DOT TOD Pilot/Market Assessment (2013) Brownfields Areawide Revitalization (2017)
TOD Zoning	Hybrid Form-based code adopted (2013) Administrative approvals thru Planning Office
Property Acquisition (City) (36 acres)	Hub site (2007) 116 Cook Ave. & Factory H (2009) 11 Crown St. (2014) 177 State St. (2014) 1 King Pl. (2014) Disposal/Demolition of Mills Memorial Public Housing (2018)
Predevelopment site remediation & demo	\$26 million DEEP/DECD/USEPA funds awarded 3 sites ready for redevelopment 3 sites in cleanup stage
Developer RFQ/RFP/ Master Developer Agreements (295 units under construction, 370 units in the pipeline)	Westmount Development Group Pennrose Properties The Michaels Organization One King LLC

Approved TOD Projects



"Meriden Commons" 161-177 State St & 62 Cedar St

Planning: Choice Neighborhoods

TOD Zoning: TOD Park

Property acquisition/transfer:

- 177 State Street (2014) acquired by City; transferred to developer
- Mills Memorial (2018) acquired by City

Assessment/Remediation/demo:

- \$200,000 DECD Assessment grant (2014)
- \$597,000 DECD cleanup grant 177 State
- \$2 million DECD Mills demo grant

Developer RFQ-Pennrose (MHA 2012)

- 151 unit development
- 9% LIHTC approved for Phase 1&2
- Part of HUD approval to dispose of distressed 140-unit public housing
- 80% affordable housing w/ market rate



Meriden Commons



- **Phase 1: 75 units**
 - 27 one bedroom
 - 32 two bedroom
 - 16 three bedroom
- **Ground floor retail**
 - 6,000 sq. ft. retail
- **79 on-site parking spaces**

LITERACY
VOLUNTEERS

MERIDEN SENIOR
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Meriden Commons



- **Phase 2: 76 units**
 - 28 one bedroom
 - 32 two bedroom
 - 12 three bedroom
 - 4 four bedroom
- **Ground floor retail**
 - 1400 sq. ft. retail
- **76 parking spaces**

“On the Green” Mill & State Street, Pratt Street

Planning: TOD Plan, Hub site reuse plan,
Harbor Brook Flood Control

TOD Zoning: TOD Park

Property acquisition: 2007 (City acquired
through condemnation/eminent domain,
\$300,000 back taxes)

Remediation/demo: \$12.9 million
DEEP/DECD/USEPA, \$1.1 million City

Developer RFQ/RFP/MDA:

- Pennrose Properties
- 170 units, 80% market rate
- Commercial/retail component
- 3 acres within the Meriden Green



“On the Green”



- 90 units
 - 72 one bedroom
 - 18 two bedroom
- Ground floor retail/restaurant
 - 8,400 sq. ft. retail
 - 3,500 sq. ft. restaurant
- 87 parking spaces

“On the Green”

- 80 units
 - 64 one bedroom
 - 16 two bedroom
- Ground floor retail/restaurant
 - 3,500 sq. ft. retail
 - 3,000 sq. ft. restaurant
- 75 parking spaces
- Pavilion Café
 - 1,600 sq. ft. restaurant
 - 7,500 sq. ft. patio



11 Crown Street/ "2 South Colony"

Planning: HUD/DECD Sustainable Communities Challenge Grant, Choice Neighborhoods

TOD Zoning: TOD Park zone

Property acquisition: City acquired through negotiated purchase using HUD grant (2014); City to transfer to developer under long term lease agreement with developer

Remediation/demo:

- \$1.98 million DECD demo grant
- Site entered into DEEP/DECD ABC liability relief program

Developer RFQ/RFP/MDA:

- Michaels Organization
- 81 units
- 9% LIHTC approved 2017
- 80% affordable



1 King Place

Planning: EPA Community Wide Assessment, DECD Brownfield Areawide Revitalization Planning Grant

TOD Zoning: TOD Hanover

Property acquisition: City acquired 300,000 former hospital in 2014 (\$1.1m tax foreclosure)

Remediation/demo:

- \$4 million DECD demo grant/loan
- Fuss & O'Neill LEP, AEI abatement contractor
- \$200,000 EPA Cleanup (FY 2018)
- Prior assessment/cleanup \$401,000 DECD

Developer RFQ/RFP/MDA:

- 1 King LLC, selected as developer
- MDA signed 2017
- Mixed use, elderly housing
- 100% market rate



116 Cook Avenue

Planning: EPA Community Wide Assessment, TOD Plan

TOD Zoning: TOD Hanover

Property acquisition: City acquired 73,000 sf former office building in 2009 through negotiated purchase (\$690,000)

Remediation/demo:

- 70,000 sf building
- Haz building materials cleanup ongoing
 - \$500,000 USEPA/HUD Section 108
 - 250 tons of haz mat, UST removed
 - 450 tons remain.
 - \$1.8 million BF grant-next round

Developer RFQ/RFP/MDA:

- 1 King LLC, negotiating MDA
- Residential/adaptive reuse, market rate



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What is next for Meriden's TOD and Community Development?

Matthew Sarcione, Community Development Manager and Grants Administrator



Commuter Rail Service to New Haven & Hartford



Continue promotion of State/Local Small Business Incentives

CT Small Business Express

- State Grants up to \$100,000
- Loans up to \$300,000

Real and Personal Property Tax Incentives in Enterprise Zone

- 7-year tax abatement on increased real property taxes resulting from new construction or expanded space
- 3-5 year personal property tax abatement

Wage Reimbursements

- Connecticut Workforce Alliance offer up to six months of wage reimbursements when businesses hire a new employee

CPACE Financing

- Low cost financing for energy efficiency upgrades to commercial properties

City/USEPA grants for env assessments

- Funds may be available to assist private property owners assess properties for future development

Free Small Business Advising provided by the Small Business Development Center

SBDC has office hours at Meriden City Hall

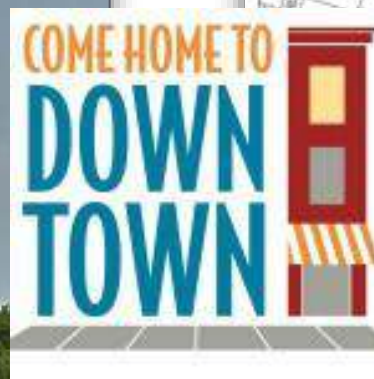
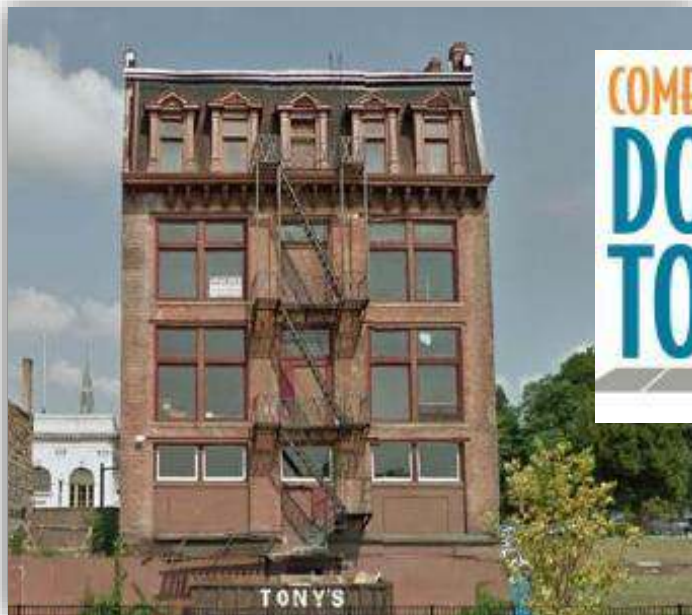
Meriden Manufacturing Assistance

- \$15,000 for relocation expenses
- Loans up to \$500,000

Engage property owners in historic preservation and redevelopment

Foster mixed use development and small business start-up and growth while preserving community assets including the preservation and rehabilitation of historic structures.

- 21 Colony Street Adaptive reuse project
- Model Building Analysis-CT Main Street Come Home to Downtown
- State historic tax credit award FY 2017 (\$695,000). Seeking gap financing up to \$500K



Engage property owners in façade improvement

Foster mixed use development and small business start-up and growth while improving the appearance of downtown and improving quality of life for all.

- Implement the Meriden Match façade improvement program.
- \$200,000 PY43 & 44 in CDBG funds for commercial façade improvement
 - Five year forgivable loan up to \$20,000 per site
 - Incentive to encourage businesses to improve properties, improve quality of life downtown.
- \$200,000 Urban Act (2018)



Get feet on the street to assist small business and property owners

Foster mixed use development and small business start-up by providing technical advising services and connecting business owners to existing programs

- Making Meriden downtown business center. \$66,500 funds raised (MEDCO, Liberty Bank, Eversource, TD Bank Foundation)
- Entrepreneur in Residence. 20 hours per week.
- CT Main Street Downtown Fellow. 20 hours per week.
- \$65,000 CT Next application pending. To continue EIR, downtown fellow



Engage the arts community and host special events

Enhance livability and economic activity in downtown Meriden by providing opportunities for the arts, business, and non-profit community to participate in the downtown transformation.

- Use art and design to enhance/revitalize public spaces
- Plan and hold arts events to foster interaction among community members
- Engage artists, community based organizations and small business owners in the beautification of downtown Meriden



Special events at the Meriden Green



Community art projects

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Economic and Community Benefits



Economic Benefits Resulting from Meriden's TOD

Utilizing IMPLAN 3.0 software and New Haven County socio-economic data sets, 4Ward Planning developed projected economic impacts associated with proposed redevelopment activity within the Meriden TOD district. Model assumed 959 units of housing and 32,000 square feet of retail.

- Projected investment of \$110 million in mixed-use redevelopment is estimated to result in a total of **1,107 direct, indirect, and induced full- and part-time construction-related employment during three year buildout timeframe.**
- Following construction, normal operations of retail, restaurant and office uses created by the redevelopment activity are estimated to result in approximately **163 total full- and part-time jobs, \$14 million in total economic output, and \$1.1 million in state and local taxes each year.**
- **Immediate benefits of completed projects include:**
 - Removal of 140 distressed public housing units from city's housing stock.
 - Converted 6 acres of tax exempt land to taxable (161-177 State, 62 Cedar)
 - Acquired 18 acres for flood control (Meriden Hub, Mills Memorial) and public open space
 - \$60,000 annual taxes from MC1 and 24 Colony (previously tax exempt)

Environmental and Sustainability Benefits Resulting from Meriden's TOD

CDM Smith conducted a cost benefit analysis resulting from the improvements to the local transportation system, not including rail trips originating from the Meriden Transit Center.

- The project will result in energy efficiency and reduced dependence on oil including decreasing fuel use by **22,000 gallons per year**. The fuel savings are a direct result of the travel time benefits from the proposed transportation improvements associated with Meriden's TOD program.
- The project will result in reduced vehicle emissions including decreasing **CO by 2.6 tons per year, VOC's by 0.164 tons per year NO2 by 0.024 tons per year, PM by .0128 tons per year, and SO2 by .01 tons per year**. These emission reductions are a direct result of the travel time benefits from the proposed transportation improvements.
- The project will result in reduced greenhouse gas reductions including **decreasing CO2 by 603.6 tons per year**. These emission reductions are a direct result of the travel time benefits from the proposed transportation improvements.

Thank you!



Contact us:

[Juliet Burdelski: jburdelski@meridenct.gov](mailto:jburdelski@meridenct.gov)

[Matthew Sarcione: msarcione@meridenct.gov](mailto:msarcione@meridenct.gov)

Next Up: CT Main Street event June 28, 2018!

