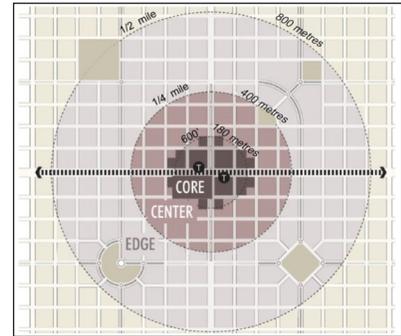




# Transit-Oriented Development Factsheet



## 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 reliance on cars
- Promotes walkability
- Enhances economic development
- Increases land value



24 Colony Street, Meriden

**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 spaces and improved access to public transportation. Several other 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 up 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 also making efforts to encourage and support TOD by creating a new Town Center zoning district and reducing off street parking requirements.



Montgomery Mills, Windsor Locks

**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 character of the area.

**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 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. 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.

**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.



Windsor Station Apartments

