



Transit-Oriented Development (TOD) along the Hartford Line

WHAT IS TOD?

A transit-oriented development is a high-density, pedestrian-oriented, mixed-use development located within a short walk of transit stations. Other Core Principles include:

- Medium to high density development that is denser than the community average
- Compact, high quality, well-designed pedestrian-oriented environment
- An active defined center serving as a focal point for activity, services, and community interaction
- Innovative parking strategies including shared use or reduced parking requirements for new developments

Meriden: A key station stop along the CTrail Hartford Line, the city is an emerging transit hub and an early transit-oriented development (TOD) success story. In addition to the Meriden Transportation Center, the City's TOD program includes three newly constructed mixed-use TOD projects that include 295 new residential units, a 273-space parking garage, and a 14-acre town green. Additional TOD projects

in the pipeline include private, mixed-use development on Colony Street and significant investments in public buildings and infrastructure on Cook Avenue. Ongoing public and private investment in Meriden's TOD projects exceeds \$150 million.



24 COLONY (PHOTO CREDIT: 24 COLONY)

Benefits of TOD

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

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

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Haven Medical Center, Village on State, and redevelopment of the former Pharmacia and Upjohn site.



NORTH HAVEN MEDICAL CENTER (PHOTO CREDIT: YNH)

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 to 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. Additionally, the Town is participating in CTDOT's TOD planning efforts to study opportunities for additional TOD investments on state property near the train station.



PARKER PLACE APARTMENTS (PHOTO CREDIT: UCONN)

Berlin: Improving accessibility between Depot Crossing, a mixed-use development on Farmington Avenue and the new station. The Town has partnered with a private developer to bring on-line commercial/retail uses and 50 units of housing on former Town owned property near the station, while maintaining the existing character of the area. The Town is also participating in CTDOT's TOD planning efforts to study opportunities for additional TOD investments on state property near the train station.



Contact the Hartford Line Rail Program with Questions and Comments:

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