

Meriden Visioning Series: Session 3

Key Opportunities and Challenges

May 23rd, 2024

Welcome

Joe Feest: Welcome and Introductions

Dale Kroop: Facilitator: Rex Development

Dale Kroop and Sam Haydock (BL Companies): Brownfields

Emmeline Harrigan: President-CT Chapter of the American Planning Association and Assistant Planning Director-Town of Fairfield

Ben Limmer: CT DOT- Project Updates

Laura Francis: Deputy Director and Director of Transportation: South Central Council of Governments



Agenda

Presentations

- Brownfields and Meriden Marketplace
- Planning Strategies
- Transportation Programs and Opportunities
- Transportation and Infrastructure needs assessment

Meriden Workshop: Challenges and Opportunities

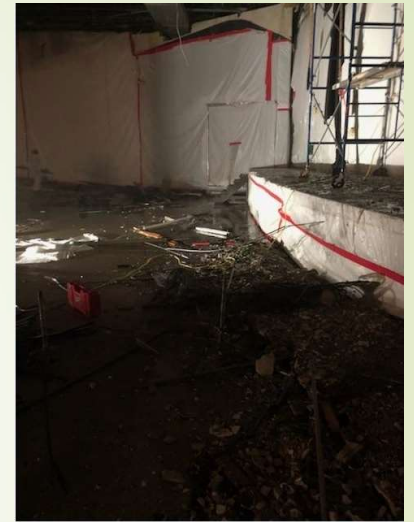
- 24 Colony (Downtown)
- 1 King Place
- Meriden Mall


Brownfields and Contaminated Properties

Definition (EPA): (With certain legal exclusions and additions), the term "brownfield site" means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.

What do Brownfields Look Like?





Types of Pollution and Brownfield Terminology

- Building Abatement (Asbestos, Lead, Mercury and PCBs)
- Land Remediation: Groundwater and subsurface conditions, migration and non-migration
- What is a Licensed Environmental Professional (LEP)
- What are Site Assessments? Phase (s) I, II, III
- Remedial Action Plans
- How long do Brownfield projects take?



Brownfield: Goals and Tools

- ▣ Community Sustainability
- ▣ Tax Base Opportunities
- ▣ Environmental Justice
- ▣ Workforce Development and Brownfields
- ▣ Brownfield Land Banks



Funding For Brownfields

- Federal Environmental Protection Agency (EPA), Brownfield Remediation Program
<https://www.epa.gov/brownfields/brownfields-cleanup-grants>
- Land Revitalization Program, <https://www.epa.gov/land-revitalization>
- Revolving Loan Funding <https://www.epa.gov/brownfields/brownfields-revolving-loan-fund-rlf-grants>
- Superfund Cleanup Funds; <https://www.epa.gov/superfund>
- CT Department of Energy and Environmental Protection (DEEP)
Voluntary Remediation Programs
- CT Department of Economic and Community Development (DECD): Brownfields Programs, Community Challenge Grant Program
https://portal.ct.gov/decd/content/community-development/01_project_type/connecticut-office-of-brownfield-remediation-and-development
- Housing and Urban Development:
Lead Paint (1977) Community Facilities



Encouraging Transit-Oriented Development:

Fairfield Black Rock Train Station Area

- Emmeline Harrigan, AICP, CFM - Town of Fairfield Planning Director & CT Chapter American Planning Association President



Fairfield CONNECTICUT

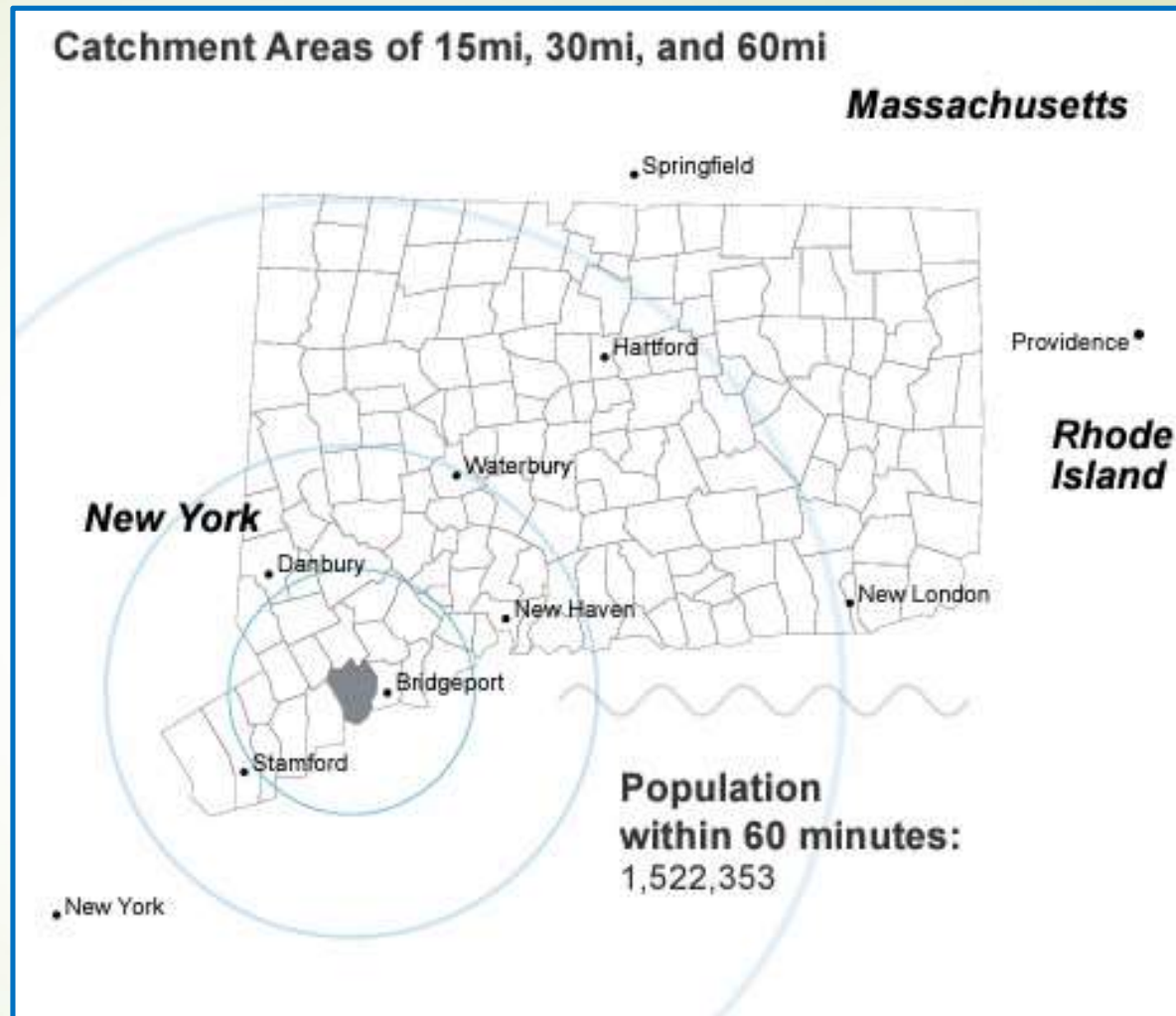
Fairfield, CT

- Town Population – 61,737*
- 21,086 Households*
- Median Household Income - \$149,641*
- Located within daily commuting distance of NYC
- Easy rail access to Rhode Island and Boston

*Per town profiles from Ctdata.org



Fairfield CONNECTICUT

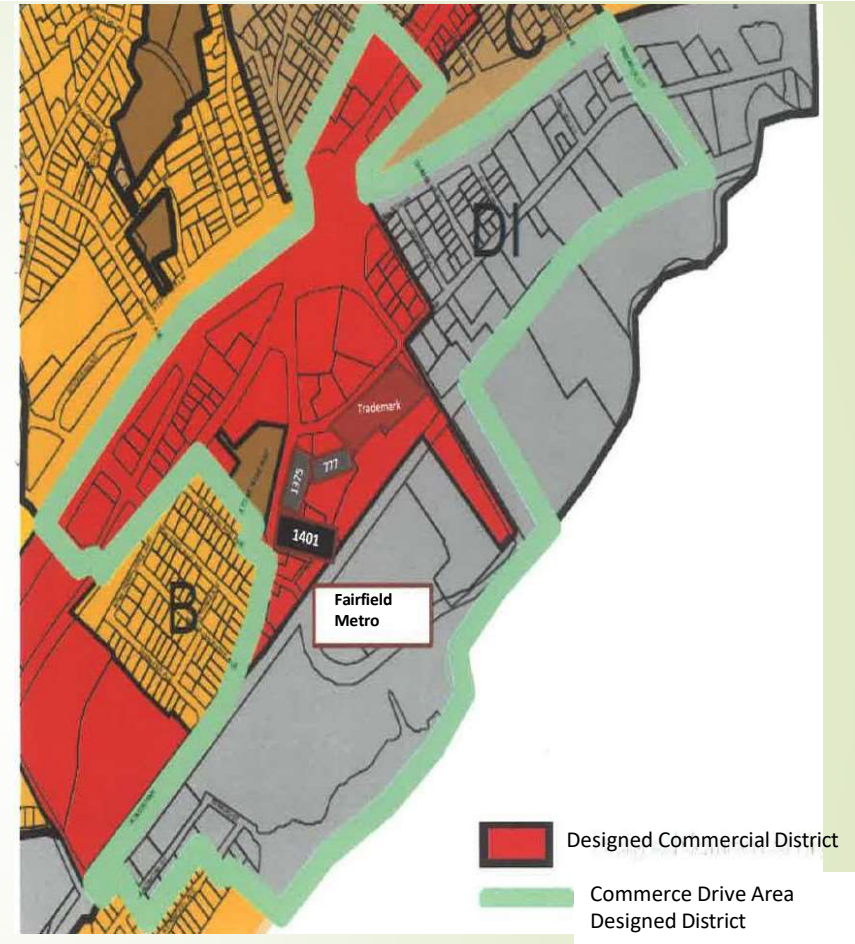


ZONING OVERLAY:

- 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



Fairfield CONNECTICUT



FAIRFIELD METRO STATION:

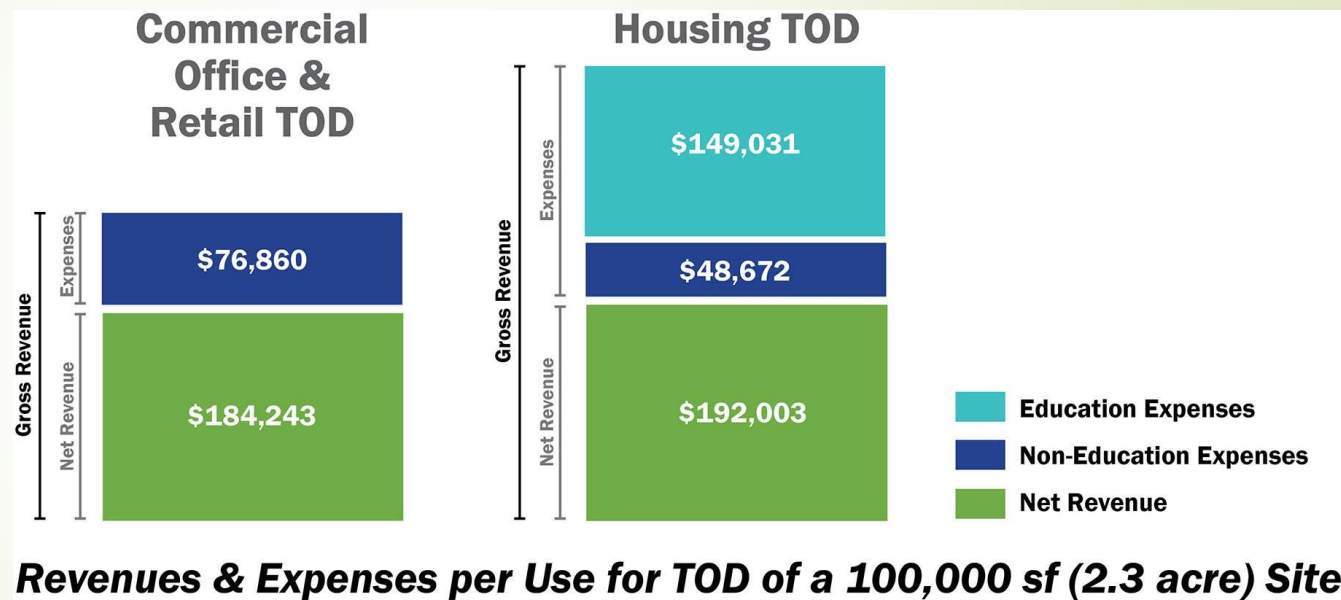
- Opened December 2011
- Office market crashed
- Private development investment languished



Fairfield CONNECTICUT

How does land use mix affect economic development?

- On a given site in the Fairfield station areas, multi-family housing will provide comparable net tax revenue to office space
- Multi-family housing in Fairfield has demonstrated relatively low residency by school-age children, at 0.13 children per apartment unit versus 0.59 children per single family home



Quick Summary of TOD Developments



665 Commerce Drive (Trademark)

TPZ Approved – 7/14/15

101 units/11 BMR units

14,894sf retail

2.51 acre – 40.24 units/acre

187 parking spaces (62 covered)

\$22.9 million (\$620K taxes)

4 children (0.04/unit)



1401 Kings Highway (Alto)

TPZ Approved – 3/27/18

160 units/16 BMR units

21,666sf retail + 84,696 sf office

4.66 acre – 34.33 units/acre

617 parking spaces (517 structure)

\$36.3 million (\$981K taxes)

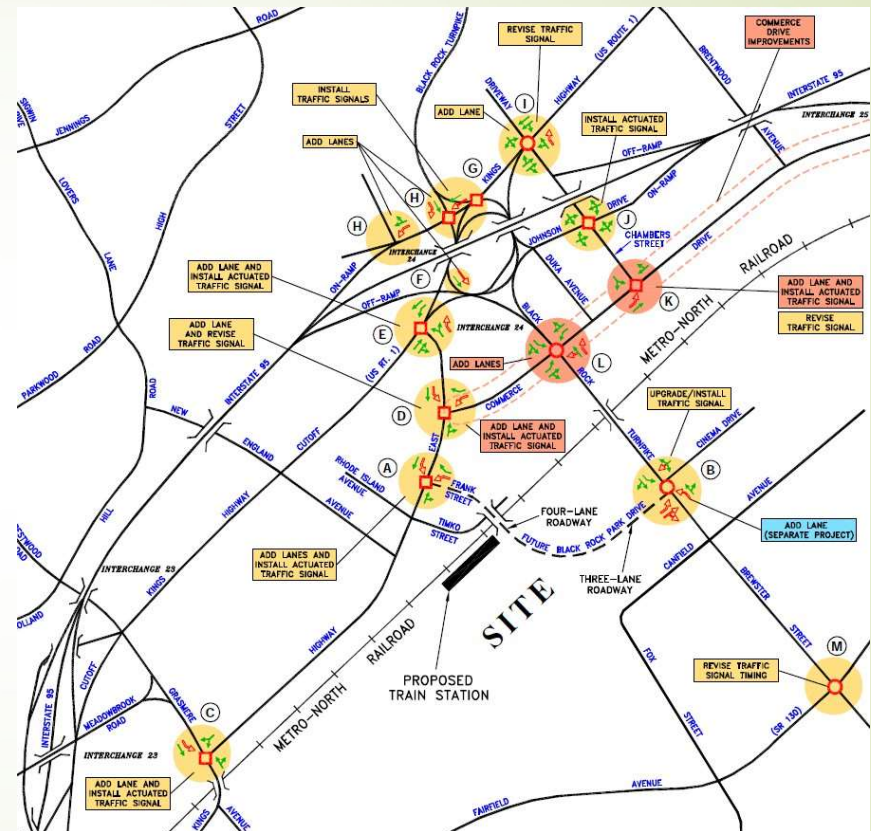
7 children (0.04/unit)



Fairfield CONNECTICUT

Roadway Improvements completed

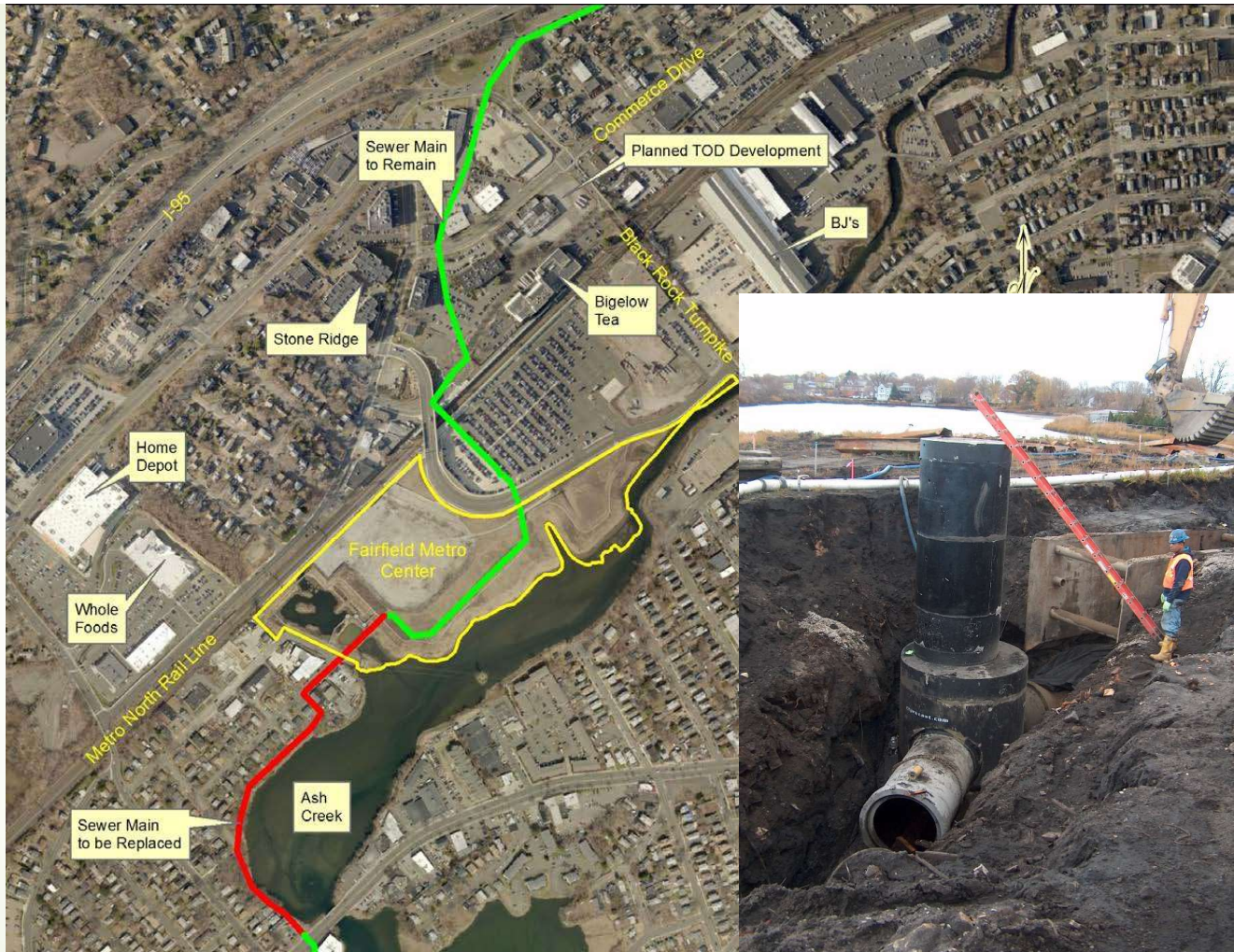
- **13 intersection improvements** prior to FMC opening that included:
 - new traffic signals
 - dedicated left or right turn lanes
 - Lane widening
 - Adjustments to existing signals, lanes, and signal timing



Fairfield CONNECTICUT

Planned Sanitary Sewer Upgrades

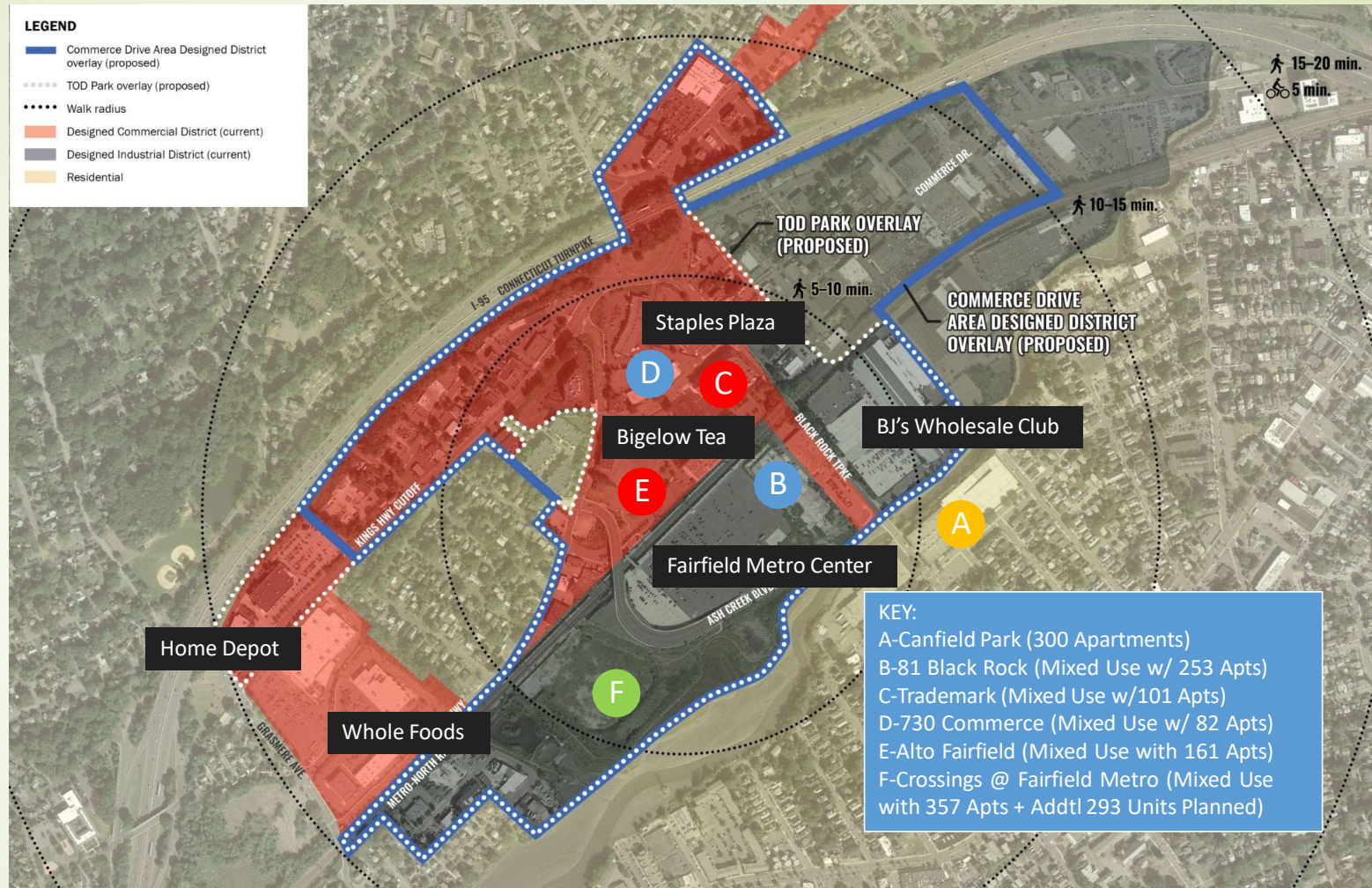
- 3000lf sewer pipe
- 30-33" ➔ 36"
- I&I \approx 50% of flow
- \$20m+ project
- \$3.75m Grant



Fairfield CONNECTICUT

Catalyst for Change

- 332 units completed
- 370 units in construction
- 287 Units approved
- 600+ units planned



Fairfield CONNECTICUT

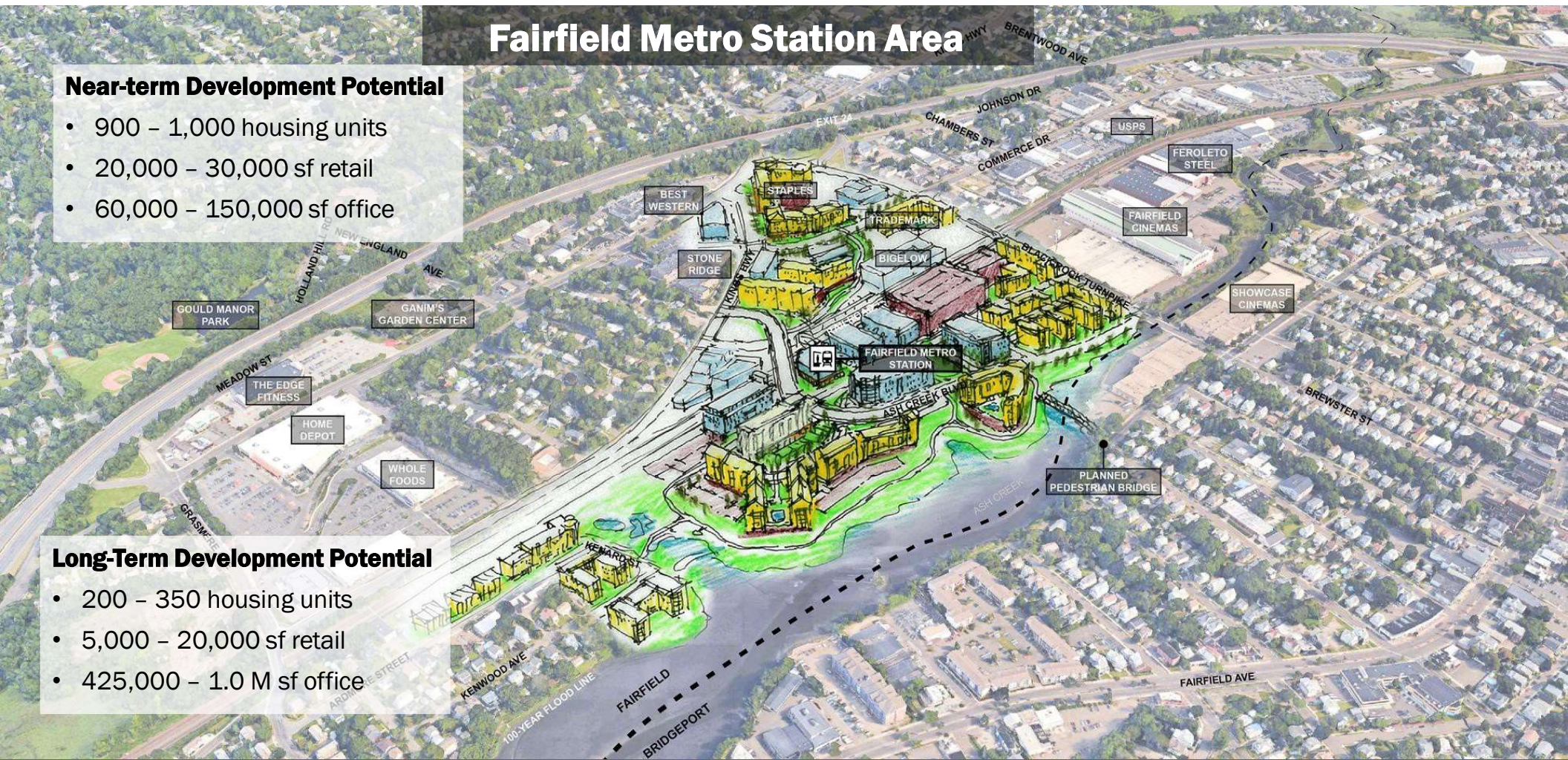
Fairfield Metro Station Area

Near-term Development Potential

- 900 – 1,000 housing units
- 20,000 – 30,000 sf retail
- 60,000 – 150,000 sf office

Long-Term Development Potential

- 200 – 350 housing units
- 5,000 – 20,000 sf retail
- 425,000 – 1.0 M sf office



Fairfield CONNECTICUT