



LAWRENCE J. KENDZIOR
CITY MANAGER

City of Meriden, Connecticut

OFFICE OF THE CITY MANAGER

142 East Main Street, City Hall

Meriden, CT 06450-5667

Telephone (203) 630-4123 • Fax (203) 630-4274

November 16, 2015

Ms. Binu Chandy
State of Connecticut
Department of Economic and Community Development
505 Hudson Street
Hartford, CT 06106

VIA email to: brownfields@ct.gov

Re: BROWNFIELD AREA-WIDE REVITALIZATION (BAR) PLANNING GRANT

Dear Ms. Chandy

The following items address the required elements of the Transmittal Letter for the BAR Planning Grant:

Grant Amount requested: \$100,000. Match amount: \$25,000. Total Project: \$125,000

Applicant Eligibility: The City of Meriden is a municipality.

Consistency with Local and State POCD: The grant funds will support the development and implementation of strategies to increase private commercial, retail, and arts activities in the Transit Oriented Development (TOD) area. Activities are consistent with the City of Meriden Plan of Conservation and Development, adopted in 2009.

How Project Meets BAR Planning Grant Program Goals: The goal of the BAR Planning Grant Program is to help eligible applicants develop a comprehensive implementation plan for the remediation and redevelopment of neighborhoods burdened with multiple brownfields. Meriden's BAR Planning Grant application meets this goal in that it is proposing to complete specific site reuse plans and a commercial/retail marketing and lease up plan for Meriden's Choice Neighborhood and Transit Oriented Development Zoning District, an economically distressed neighborhood that includes at least 35 known or suspected brownfield sites. The project will focus on specific goals and strategies aimed at attracting a mix of commercial, retail and art related uses for the 100,000 square feet of non-residential space included in the

redevelopment of several major brownfield sites and other key sites in the TOD District. Brownfield, historic and underutilized sites to be included in the analysis include the Hub, 161-177 State Street, 1 King Place, 16 Church Street and 25-33 Colony Street.

Council Resolution: The City Council Resolution authorizing submission of the application, agreement to fulfill the match requirements (up to \$25,000) and authorizing the City Manager to sign the grant agreement, if awarded, is scheduled to be acted on by the Meriden City Council at its regular meeting on Monday, November 16, 2015. A copy of the adopted resolution will be forwarded to DECD following its approval.

Certification by Applicant: See attached.

Support Letters: See attached.

Project Contacts: The BAR Planning Grant will be managed by Juliet Burdelski, Director of Economic Development. Burdelski may be contacted by email at jburdelski@meridenct.gov or telephone at (203) 630-4152.

If you need additional information, please contact me.

Sincerely,



Lawrence J. Kendzior
City Manager

CITY OF MERIDEN
BROWNFIELD AREA-WIDE REVITALIZATION (BAR) PLANNING GRANT

Project Narrative

The City of Meriden will utilize the Connecticut Department of Economic and Community Development (CTDECD) Brownfield Area-Wide Revitalization (BAR) Planning Grant to support the revitalization of the Transit Oriented Development Zoning District and Choice Neighborhood area in Meriden, CT. The BAR Grant will support the development and implementation of strategies to increase private commercial, retail, and arts activities at several underutilized, brownfield and historic sites located in the TOD District, including the Hub, 161-177 State Street, 1 King Place, 16 Church and 25-33 Colony Street.

Section 1 – Project Need and Purpose

i. Economic and Social Concerns— The City of Meriden, population 60,838, is centrally located in Connecticut at the intersections of Interstates I-91, I-691 and the Merritt Parkway (Route 15), midway between Hartford and New Haven and less than two hours from Boston and New York City. Meriden is home to 1,300 businesses employing over 25,000 people, 3,000 acres of park space, and a distinguished history. Meriden, once known as the “Silver City”, enjoyed economic prosperity through the 1950’s due to a thriving silver manufacturing industry. A decline in silver industries, related plant closings, and unsuccessful urban renewal policies resulted in significant disinvestment in Meriden’s city center in the 1960’s. Several downtown “revitalization” projects, which ranged from the construction of streetscape improvements to the development of an indoor mall, were undertaken from the 1970s through the 1990s. Those efforts, however, did not have the desired effect of spurring economic activity downtown. Two major floods in 1992 and 1996, which caused over \$26 million in property damage, halted new development activities from the late 1990s to the present.

Over the past several years, however, the City has positioned its downtown for significant change. The City’s goal is to transform its city center into a modern, urban area that offers new, mixed-use development in a pedestrian-friendly environment with public open space and access to public transit service. The City has worked in close collaboration with state and federal agencies, educational institutions, non-profit organizations, foundations, and private sector partners to resolve historic flooding issues, clean up over 36 acres of underutilized brownfields, remake the current rail station area and redevelop the obsolete and the distressed public housing complex at the core of the city center. More than \$100 million in federal, State and City funding is, or will be, invested in these efforts in the next several years.

In 2015, the City of Meriden completed a TOD developer selection process that has resulted in the selection of three private developers—Pennrose Properties, POKO Partners, and the Michaels Organization—to develop four brownfield sites in Meriden’s downtown, including the Hub, 116 Cook Avenue, Factory H, and the Record Journal building located at 11 Crown Street. Plans for these sites include 435 housing units and 85,000 square feet of non-residential space. Pennrose Properties has also advanced plans to develop a 75-unit mixed use development that includes 7500 square feet of non-residential space at 161 & 177 State Street.

Westmount Development in cooperation with the Meriden Housing Authority is also constructing a 63 unit mixed use development that includes 11,000 square feet of commercial/retail space at 24 Colony Street.

Development projects planned or underway include 631 housing units comprising a mix of market rate (43%), affordable (41%) and Mills replacement units (16%) and approximately 100,000 square feet of commercial space to support the new residential units. Under the City’s TOD zoning ordinance, developments must incorporate non-residential uses on the first floor along primary corridors including West Main, Colony and State Street. While federal and state funding programs are available for the development of rental housing, particularly affordable housing, the developers have expressed concern to the City regarding their ability finance and lease up first floor commercial space due a variety of economic and social factors that currently exist downtown.

Meriden’s downtown has a resident population of over 12,000. Many of the residents in the neighborhood face significant economic challenges. For example, downtown residents compared to citywide residents have high unemployment levels (20% in the neighborhood vs. 6.5% citywide), low incomes (\$27,638 median family income vs. \$53,722 citywide), low educational attainment (65% graduated high school) and high poverty levels (33.8% poverty rate in the neighborhood vs. 16.8% citywide). The downtown area also has a high concentration of minority (69%), foreign born (12%) and transient residents (48% moved within less than five years) compared to other areas of the city.

Compounding this problem is that fact historic flooding events over the past decades drove out businesses and damaged properties so severely that property reinvestment has not been an economically viable option in many cases. Generally, retail and commercial rents in the downtown are below area-wide rents and commercial/retail space that is available is in poor to fair condition. Many commercial properties in downtown Meriden, such as the former Meriden Wallingford hospital located at 1 King Place, have been vacant for decades. While comprehensive flood control infrastructure is under construction, the damage from prior flood events and waves of economic disinvestment are evident throughout the project area and property values are significantly devalued compared to other areas of the city.

Due to the economic and social factors present in the downtown area, state planning funds are an important leveraging agent for economic development. The developer partners, particularly Pennrose with a potential for 85,000 sf of non-residential space, are encouraged about the prospect of having additional resources available to develop a commercial marketing plan for the TOD District.

	BAR Target Area ¹	Meriden	State	National
Population	12,677	60,868 ²	3,596,677 ¹	318,857,056 ¹
Unemployment	20.7%	6.5% ³	5.4% ⁴	5.3% ³

¹Data is from the U.S. Census American Community Survey 2008-2012 five year estimates.

² Data is from the 2010 U.S. Census data and is available at www.census.gov.

³ Data is from the Connecticut Department of Labor, September 2015

⁴ Data is from the Bureau of Labor Statistics and is available at www.bls.gov/cps.

Poverty Rate	33.8%	16.8% ⁵	10.2% ⁶	11.3% ⁵
Median Household Income	27,648	\$53,722 ⁴	\$69,461 ⁵	\$53,046 ⁵

ii. *Environmental Concerns and Brownfield Challenges*—Meriden began addressing brownfields sites beginning in 2002 and since that time has worked to assess and remediate 19 sites while mapping and collecting background data on 35 properties in the BAR Project Area. These properties include former silver manufacturing sites, a printing facility and the former hospital site. These brownfields are characterized by the potential for numerous hazardous substances including volatile organic compounds (VOCs), petroleum hydrocarbons, and polycyclic aromatic hydrocarbons (PAHs), and the metals antimony, arsenic, copper, lead, and vanadium. These sites are sources of trash, debris, criminal activity, and animal infestations. The brownfields are surrounded by housing with children and seniors and open waterways. Residents of Meriden’s downtown area have a concern for increased exposure to environmental contaminants, including airborne toxics that might increase the risk of asthma.

The BAR Project Area sites have varying levels of site characterization. A number still need some level of Phase I/II/III assessment, and several are currently under assessment with an FY15 USEPA Assessment Grant, and two DECD Municipal Brownfields Assessment grants (Mills Megablock site and 1 King Place). Several others are in the remediation process including the Hub site, 177 State Street, 116 Cook Ave and Factory H.

Section 2 – Project Description and Vision

i. *Broad Description of Project and BAR Project Area*—The BAR Project Area includes the Choice Neighborhood, which encompasses the TOD area, located in the center of Meriden. The BAR Project Area includes the West Main Street/Colony Street National Historic District, which is part of the TOD Zoning District. It also includes 35 brownfield properties, consisting of former manufacturing sites, the former Meriden Wallingford hospital site, and dilapidated housing and commercial structures. More than a dozen of the sites are city-owned and more than a dozen are currently vacant. The BAR Project Area encompasses sites within walking distance to the new transit center and commuter rail service between Hartford and New Haven, which is projected to be operational by 2016. Portions of the BAR Project Area are located in 100-year and 500-year floodplain, although flooding is being addressed in a comprehensive manner through the implementation of the Harbor Brook Flood Control Plan.

ii. *Approach and Vision, Long Term Goals and Objectives*—The City of Meriden is interested in using this grant to complete a retail, arts and cultural plan for the BAR Project Area. The plan will identify a vision for attracting new retail, arts and cultural institutions to downtown Meriden and the action steps to implement this vision. The project will focus on specific goals and strategies aimed at attracting a mix of commercial, retail and art related uses for up to 100,000 square feet of non-residential space included in the five-year redevelopment plan. The project is inspired by the 40 West Arts District in Lakewood, Colorado, where a set

⁵ Data is from the U.S. Census American Community Survey 2011-2013 Estimate www.factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_3YR_CP03&prodType=table.

⁶ Data is from the U.S. Census 2012 American Community Survey and is available on American FactFinder at www.factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml.

of former brownfield sites were redeveloped into a state-designated creative district through public-private partnerships that leveraged by EPA Assessment and Cleanup Grants. Similar to the 40 West project, Meriden has a robust brownfields program led by the City, a community engagement process that includes an active Blight & Brownfields Committee, development of new public transit service, committed private developers, a successful FY2015 EPA Assessment Grant, and a dynamic set of culturally-engaged stakeholders and advocacy groups.

Long term goals and objectives include creating a dynamic downtown TOD center that promotes existing cultural resources within the City and creates a safe, healthy, vibrant, accessible, and income generating hub for Meriden residents and visitors from the Greater Hartford/New Haven region.

iii. *Expected Outcomes and Impacts to Project Area*—Government and private entities are investing millions to rebuild decayed and critical infrastructure in downtown Meriden. State, local, and federal funding will be used to improve and modernize the City Center, reduce flooding risks, improve access to public transportation, and construct a town green and amphitheater in the center of downtown. The City recognizes, however, that investment in the built environment alone is not enough to effect long term economic change. Innovative ideas, stakeholder participation, and sustainable economic development are critical for a true, long term transformation. The City is committed to engaging local stakeholders in the redevelopment of downtown Meriden and to ensure that private commercial and retail activities are developed in conjunction with the flood control infrastructure, transit and housing development. Development of sustainable commercial and retail uses will have significant benefits to the community in terms of real tax revenue, improvement of surrounding property values once the parcels are improved, and access to jobs for downtown residents.

iv. *Ongoing Brownfield Planning Efforts, including Progress with EPA/DEEP's PREPARED Workbook*—The City of Meriden has invested significant effort into assessment, remediation, and planning for a number of sites located in the BAR Project Area. The City's goal for the BAR Grant funds is to build off of these plans by creating a cohesive, cultural and economic development plan that will transform this area into a vibrant, economically robust downtown. Ongoing Brownfield Planning efforts to date include:

- Brownfields assessment, reuse planning and community outreach: The City has been engaged in brownfield redevelopment planning since 2002. To date, the City has completed over 100 Environmental Assessments reports on 19 brownfield sites. Progress on site investigation and reuse planning is regularly discussed at the B&B Committees, which has met regularly since 2002. The Committee includes concerned residents, citizen groups, developers, planning officials, environmental consultants and regulators.
- Planning and Zoning: The City has completed several community plans (City Center Initiative, HUB Reuse Committee, Harbor Brook Flood Control, POCD, TOD Master Plan, Choice Neighborhoods Transformation Plan) that has resulted in TOD zoning district and the selection of private developers to undertake significant redevelopment in the TOD District and Choice Neighborhood area. See www.meriden2020.com and www.meridenchoice.com
- Use of Prepared Workbook and Regional/State collaboration. The City participated in a regional brownfield inventory and prioritization project coordinated by REX Development.

The City also completed a catalog of all completed environmental site assessments and has begun to enter its information into the Prepared Workbook format (see Schedule H, Prepared Worksheets for BAR Project sites).

v. Identification and Description of Known Brownfield Sites in the Area—35 known or likely brownfield sites have been identified within the BAR Project Area. Key redevelopment sites included in the BAR Project include the following:

- **161 & 177 State Street**- This site includes a .9-acre parcel owned by the Meriden Housing Authority (161 State) and a 1.24 acre brownfield site owned by the City of Meriden (177 State). Pennrose Properties LLC has been selected as a master developer for the property with the vision to transform the property into mixed income housing and commercial development site that includes 75 housing units and 7,500 square feet of commercial space. The site will be removed from the 100-year floodplain as part of the Harbor Brook Flood Control Project.

- **The HUB (50 East Main Street, 77 State Street)**-The Hub is a city-owned 14.37-acre brownfield



site that is being transformed into a 11-acre park and flood control area with three acres for private development. The site will be removed from the 100-year floodplain as part of the Harbor Brook Flood Control Project. The Site is currently enrolled in the Voluntary Cleanup Program administered by CTDEEP. Pennrose Properties has been selected to develop the site and has proposed a two-phase development that

includes 170 housing units and 85,000 square feet of commercial/retail space. Though slated to be initiated in 2016, the project is in need of a strategic marketing plan for its retail spaces to draw the appropriate private and cultural participants.

- **16 Church Street** is a 0.23-acre parcel currently owned by the Meriden Housing Authority (MHA). The site includes a vacant, historic, former bank building that is suitable for adaptive reuse. Its location along Colony Street idealizes the site for redevelopment. The MHA is interested in working with the City and downtown stakeholders in planning a suitable reuse for the site. This site is located outside of the 100-year floodplain. The City has funds through its FY 2015 USEPA Assessment grant to complete environmental site assessments at the site and a hazardous building materials survey if warranted.



- **25-33 Colony Street** is a city-owned 0.30-acre vacant lot adjacent to the new Meriden Transit Center. The area provides prime opportunity for a gateway, pedestrian focused cultural or community use. A Phase I has been conducted and no further investigations have been recommended. This site is located outside of the 100-year floodplain.
- **1 King Place** is a city-owned 5.64-acre site of a former hospital building. The site is not currently enrolled in a liability relief program. The City is completing an interim cleanup at the site and Phase II/III Environmental Site Assessments under previously awarded DECD funds. A site reuse plan and community engagement plan will be conducted under the USEPA FY2015 Assessment grant during 2016. This site is located outside of the 100-year floodplain and within the TOD zoning district.

- vi. Legible map of the proposed BAR Project Area. —See Schedule D, map.

Section 3 – Project Work Plan

- i. Project Budget—See Schedule C, budget.
- ii. Description of proposed activities and tasks—**Goal:** Increase private commercial, retail, and arts activities at several underutilized, brownfield and historic sites located in the TOD District.

- **Steering Committee and Stakeholder Outreach**

The Blight & Brownfields Committee, a long standing committee of brownfields stakeholders, will serve as the Steering Committee for the project. All Stakeholder outreach and deliverables will be managed by City Staff with input and assistance provided by the B & B committee members.

- **Inventory and Prioritization**

The City will maintain a catalog of Environmental Site Assessment reports and the CT DEEP Prepared Workbook format to track progress on the investigation and reuse of key sites, including the Hub, 161-177 State Street, 1 King Place, 16 Church and 25-33 Colony Street. Materials will be made available to the public on the City of Meriden brownfields page: <http://meridenbiz.com/Content/Brownfields.asp>

- **Market and Feasibility Study**

The City will retain the services of an outside firm to research and update the TOD Market Assessment with the specific goal to increase commercial, office and retail uses in the TOD District. The Market Assessment will be conducted by an firm with a demonstrated track record and experience in completing Market Assessments for TODs. It will consider work/live space, incubator space, entertainment venues, manufacturing/artisan space as options for the mixed use buildings in the downtown. The market and feasibility study will identify local partners and uses that could lead to an arts and culture identity for Meriden. The study will recommend key niche market uses that can best utilize the commercial/retail space. It will make recommendations for building the culture and identity for the new uses that will attract residents and artisans from other places attracted to Meriden.

Actions:

1. Analyze the potential to attract office, commercial, retail uses, live/work and manufacturing/artisan uses to the TOD development projects under construction or in the development pipeline given current market conditions. Opportunities include up to 100,000 square feet of office, residential, retail, entertainment, institutional, and civic uses at two brownfield redevelopment sites (Hub Site, 161-177 State Street) and at 24 Colony Street.
2. Review the analysis with TOD Developers selected through the City of Meriden TOD Developer RFQ/RFP process (Pennrose Properties LLC, POKO and the Michaels Corporation), with local business and property owners and with brokers with a track record in mixed-use developments in urban areas.
3. Conduct specific site reuse and conceptual redevelopment plans for underutilized, city owned and historic sites in the TOD Zoning District including 1 King Place, 25-33 Colony Street and 16 Church Street. Each reuse study will consider available

space, use of space, costs of renovation including environmental issues, alternative programming for space, and funding necessary to complete redevelopment. The consultant will consider traditional and novel funding sources in establishing a reuse plan for each site.

4. Identify potential commercial/retail/office development partners.
5. Develop communication tools and outreach materials for potential developers and end users that include:
 - Identification of future commercial/retail/arts/cultural opportunities to be included in the redevelopment projects or other private sites in the Choice Neighborhood/TOD Area.
 - An inventory and mapping of current and future cultural, arts and commercial establishments in the BAR Grant Area.

Deliverables:

- 1) Market Assessment: Complete TOD Market Assessment for 100,000 sf +/- within the TOD District.
 - Recommend mix of office/retail/commercial development in the TOD area and include projected rental rates.
 - Recommend specific incentives to attract developers to the TOD area.
 - Identify at least three potential commercial/retail/office partners likely to consider locating in downtown Meriden.
- 2) Marketing Materials: Prepare a standardized marketing package targeting potential commercial/ retail/ office tenants. Outreach packets will include, at minimum, information and progress on Meriden TOD/HUB area/Transit Center, list of available sites for commercial/retail/office use, explanation of existing and potential development incentives and strategies, such as property tax incentives, TIFs, land assemblage, shared parking.
- 3) Site Reuse concept plans, including at least one rendering per site:
 - a. 1 King Place
 - b. 16 Church Street
 - c. 25-33 Colony Street

Milestone Chart: The following milestone chart includes a schedule of tasks to be performed and items to be submitted to DECD.

Task	Deliverable	Date	DECD Share	Local Share
1.0	Steering Committee and Stakeholder Outreach – Stakeholder outreach will occur throughout the project. At least 3 Blight & Brownfield Committee meetings will be held at the beginning, middle, and end of the project.	Month 1		\$5,000
2.0	Inventory and Prioritization	Month 2 - 3	\$5,000	
3.0	Market and Feasibility Study	Month 3 - 7	\$40,000	
4.0	Site Reuse Planning (3 sites)	Month 6 - 9		

4.1	1 King Place	Month 6 - 9		\$20,000
4.2	25-33 Colony	Month 6 - 9	\$15,000	
4.3	16 Church	Month 6 - 9	\$25,000	
5.0	Deliverables	Month 9 - 12	\$10,000	
6.0	Legal/DECD		\$5,000	
	Total		\$100,000	\$25,000

Section 4 – Applicant Capacity and Capability

- i. Organizational Capability—The City of Meriden Office of Economic Development will take the lead in managing and ensuring completion of the project within two years. The project will be led by the Economic Development Director with assistance provided by the Economic Development Associate and other City staff as needed. The Blight & Brownfield Committee, a well-established city-council sanctioned committee, will serve as the project Steering Committee.
- ii. Committed Staff—All brownfield projects are managed by Juliet Burdelski, the City’s Director of Economic Development. All contracts with outside consultants will be competitively awarded in compliance with state and local purchasing requirements. The City of Meriden Purchasing Officer will provide procurement assistance as necessary.
- iii. Experience and Past Performance—The City of Meriden has a history of successfully managing numerous grants. Current state grants for projects related to housing and community development, transportation, public safety, and economic development/brownfields. Schedule F, past DECD grants.

Section 5 – Partnerships, Collaboration, and Leverage

- i. Establishment of Advisory/Steering Committee—The Meriden City Staff in collaboration with the existing B&B Committee will serve as the Steering Committee for the BAR Grant Project. BAR Grant Project activities will be discussed as an agenda item during the regularly scheduled B&B Committee quarterly meetings. B&B Committee Meeting Minutes are posted online at www.meridenbiz.com/Content/Brownfields.asp. See Schedule E, B&B Committee members.
- ii. Potential Public-Private Partnerships—Developers currently engaged in TOD projects include Westmount, Pennrose, POKO, the Michaels Organization as well as the Meriden Housing Authority. The City will continue to draw on these resources, as well as seek others in the development arena. Pennrose, which has the largest share of potential commercial/retail space, has provided a letter of support for the proposed activities.

In addition to the developer relationships, the City is working with several private, non-profit and resident groups, including the CT Main Street Center, the Small Business Development Center, CT Works, Meriden Economic Development Corporation, Midstate Chamber of Commerce, Community Economic Development Fund, Connecticut Economic Resource

Center, the Downtown Neighborhood Association, as well as state and federal agencies. The City will continue to engage all of these groups as it develops specific recommendations for increasing commercial and retail uses in downtown Meriden.

iii. Leveraging of Resources: Meriden is the recipient of several state and local grants for brownfields planning, assessment and cleanup activities. The BAR Grant, if awarded, will leverage over \$16 million in previously awarded funds assessment, remediation and reuse of underutilized and brownfield sites in the TOD District. Additionally, the BAR grant will leverage a FY 2015 USEPA Assessment Grant (\$200,000) which includes up to \$25,000 for reuse planning in the next three years.

Section 6 – Relation to State Policies, Programs, Initiatives and Projects

i. Description of how the proposed project is supportive of State policies—Centrally located in Connecticut, and as a designated Distressed Municipality and a Targeted Investment Community, Meriden focuses on incorporating TOD efforts with affordable housing and economic development for distressed communities, as well as historic preservation. The city will build off of its Plan of Conservation and Development (POCD) and TOD Master Plan in the BAR Grant area, focusing on the creation of economic and cultural opportunities for residents living in the economically distressed downtown and citywide.

Transit Oriented Development – The Marketing Plan and Site Reuse Plans to be completed under the BAR grant are intended to maximize the potential for commercial and retail development in Meriden’s Transit Oriented Development Zoning District. These regulations are intended to promote and encourage pedestrian-friendly, compact, mixed-use development. The code includes a streamlined approval process, density and mixed use incentives, reduced parking requirements and flexible regulations related to the adaptive reuse of existing structures. It takes advantage of existing infrastructure, and proximity to the new Meriden Transit Center and commuter rail service that will be operational in 2016.

Job Creation - The creation of a ground floor commercial and retail space will provide new employment opportunities for residents in proximity to where they live. Jobs related to the construction of housing may also be available. To ensure that existing downtown residents benefit from the advent of potential improvement, the BAR funds will support stakeholder engagement and reuse planning to ensure economic and social benefits for neighborhood residents. Some sites, such as 1 King Place, may also attract new manufacturing businesses if the stigma of contamination is eliminated, thereby attracting local jobs to the neighborhood.

Affordable Housing- The TOD redevelopment plan includes the development of 631 housing units including a mix of market rate (43%), affordable (41%) and Mills replacement units (16%) and approximately 100,000 square feet of commercial space to support the new residential units. The BAR Project is intended to ensure that the mixed use projects successfully incorporate an economically viable mix of both housing and commercial/retail uses.

Historic Preservation-The BAR Project includes the completion of a Site Reuse Plan for 16 Church Street, an underutilized, historic former bank building located in the center of the TOD

District. The MHA is interested in working with the City and the community stakeholders to create a viable reuse plan for this historic building. The MHA has provided a letter in support of the proposed activities.

Development of Distressed Communities- Meriden is designated a state Distressed Municipality and a Targeted Investment Community, and a State Enterprise Zone Community. Nationally, it is a HUD Community Development Block Grant Entitlement Community. The planning activities and development project will promote development in a distressed community.

ii. If BAR Project Area includes an existing or planned commuter rail or bus rapid transit station—The BAR Project Area includes the Meriden Transit Center, with current access to the Vermonter and the Northeast Regional Amtrak lines, and commuter rail service to Hartford and New Haven is scheduled to begin in 2016. The new commuter rail service is expected to spur significant “transit oriented development” in the City center. New development will take advantage of Meriden’s central location and proximity to major employment centers. Once the rail service is operational, nearly 140,000 workers located within one mile of a rail station will be able to commute to Meriden within a 40-minute ride.

iii. Existing plans and programs or designations for the project area—By channeling the community’s existing vision, as expressed in the POCD, TOD Master Plan and Choice Neighborhood Plan into the broader area-wide planning proposed here, the City can draw strength from its past while working toward the future.

iv. Past and ongoing state/DECD funding in project area—See Schedule F, list of DECD grants and loans.

Schedule A: Certified Resolution.

Note: the following Resolution is scheduled for City Council Action on Monday, November 16, 2015. A certified resolution will be forwarded to DECD following adoption by Council.

RESOLUTION



CITY OF MERIDEN

Item #: _____

CITY COUNCIL

MERIDEN, CT 06450

Date: _____

PRESENTED BY: _____

Chairman Brian Daniels (by request)

WHEREAS, the City of Meriden wishes to improve its quality of life, expand economic opportunities and revitalize the City Center, and

WHEREAS, the State of Connecticut Department of Economic and Community Development provides funds through its Brownfields Areawide Revitalization (BAR) program to develop plans to increase private investment in brownfield sites, and

WHEREAS, applications to the State of Connecticut Department of Economic and Community Development Brownfields Areawide Revitalization (BAR) grant program are due November 16, 2015, and

WHEREAS A BAR Grant awarded to the City of Meriden will support the development and implementation of strategies to increase private commercial, retail, and arts activities at five or more brownfield redevelopment sites in Meriden’s Transit Oriented Development District and Choice Neighborhood Area.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Meriden hereby approves the submission of a \$100,000 grant application to the State of Connecticut Department of Economic and Community Development to develop plans to increase private commercial, retail, and arts activities in the Transit Oriented Development District and Choice Neighborhood Area.


NOW, THEREFORE, BE IT ALSO RESOLVED that the City of Meriden will authorize up to \$25,000 from its FY 2015 USEPA Assessment grant as matching funds for the BAR grant for the purpose of brownfield site reuse planning and project management.

BE IT FURTHER RESOLVED that Lawrence J. Kendzior, City Manager of the City of Meriden, be and hereby is authorized to submit and execute all required grant documents, attendant materials, and other supplemental materials as required by the State of Connecticut on behalf of the City of Meriden and to execute and submit any other additional materials or documents with the State of Connecticut for financial assistance.

Schedule B: Certification by Applicant

It is hereby represented by the undersigned, that to the best of my knowledge and belief no information or data contained in the application and attachments are in any way false or incorrect and that no material information has been omitted. The undersigned agrees that the Connecticut Department of Energy and Environmental Protection (DEEP), the federal Environmental Protection Agency are hereby authorized now, or anytime in the future, to give the Department of Economic and Community Development any and all information in connection with matters referred to in this application. Your application and the contents of your application and our discussions with you are subject to public disclosure. We may communicate with the municipality, regional agencies, state agencies (including the CT Department of Energy & Environmental Protection, the CT Department of Housing, the CT Office of Policy and Management, the CT Department of Public Health), the U.S. Environmental Protection Agency, and the general public. You or the owner may be requested to enroll in the DEEP Voluntary Remediation Program, and to cooperate with DEEP and the EPA. Projects funded under this program may be subject to the Connecticut Environmental Policy Act ("CEPA"), as well as other environmental regulations, and DECD regulations related to procurement and bidding procedures. State funding may require placement of a lien on project property. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be amended and agreed to by the Department of Economic and Community Development (DECD). DECD reserves the right to amend or cancel this RFA, to modify or waive any requirement, condition or other term set forth in this RFA or the Application, to request additional information at any time from one or more applicants, to select any number of applications submitted in response to this RFA, or to reject any or all such applications, in each case at DECD's sole discretion. DECD may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this RFA shall be prepared at the sole expense of the applicant and shall not obligate DECD to procure any of the services described therein or herein from any applicant. DECD shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.

Name/Title: Lawrence J. Kendzior, City Manager

Signature/Date:  _____ November 16, 2015

SCHEDULE C - BAR PLANNING GRANT



Department of Economic and Community Development

CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT				
Project Financing Plan & Budget - BAR Planning Program				
Original (Mark X):		Revision#:		
Applicant:	City of Meriden	Fed ID#:		
Project:	BAR Grant	Project #:		
Program:	Brownfield Redevelopment	Budget Start:	Jan. 2016	Budget End: Jan. 2018

SOURCES OF FUNDS	DECD		NON-DECD	TOTAL
	GRANT	LOAN		
DECD: BAR Program	\$ 100,000		\$ 25,000	\$ 125,000
DECD: Program 2				\$ -
Other: Applicant, Private, Bank, Fed., Local etc.				\$ -
Other: Applicant, Private, Bank, Fed., Local etc.				\$ -
Other: Applicant, Private, Bank, Fed., Local etc.				\$ -
Total Sources	\$ 100,000	\$ -	\$ 25,000	\$ 125,000

USES OF FUNDS	DECD FUNDS		NON-DECD FUNDS	TOTAL
	PROGRAM #1	PROGRAM #2		
DECD Legal Costs	\$ 5,000.00			\$ 5,000.00
Land Acquisition (including appraisals & legal)				\$ -
Relocation (only if approved)*				\$ -
Planning Studies (pre-dev work, CEPA, historic etc.)	\$ 95,000.00		\$ 25,000.00	\$ 120,000.00
Haz. Building Material Survey (asbestos, lead, etc.)				\$ -
Env. Site Assessment (Ph. I,II,III, RAP etc.)				\$ -
Design/Architectural/Engineering Work				\$ -
Env. Remediation (soil, groundwater etc.)				\$ -
Abatement (lead, asbestos, PCBs etc.)				\$ -
Demolition				\$ -
Construction Admin./Management				\$ -
Gen.Const./Rehab (permit, mtl.-test. insurance etc.)				\$ -
Revolving Loan Fund				\$ -
Office/Computer Equipment (only if approved)*				\$ -
Machinery & Equipment (only if approved)*				\$ -
Salaries (only if approved - complete Sched. A)*				\$ -
Other Administration Costs (only if approved)*				\$ -
Other - please include DECD line item & code* / **				\$ -
Contingency- (only budgetary, no charge to line item)				\$ -
Total Uses	\$ 100,000.00	\$ -	\$ 25,000.00	\$ 125,000.00

*Note: These line items are not eligible for funding through most DECD programs unless specifically approved by the State Bond Commission or is an approved use under the Funding Program. Please discuss with DECD PM regarding eligibility. Additional schedules may be requested.

Applicant Name: City of Meriden

I request approval of this Project Financing Plan and Budget in accordance with the terms and conditions of the Assistance Agreement and as the duly authorized individual representing the applicant, affirm that the project will be operated in accordance with this budget:

Lawrence J. Kendzior, City Manager

Date

The Project Financing Plan and Budget is hereby approved in the amounts and for the time period indicated.
(Please Note: Budget revisions only require the Unit Director's signature):

Director/Executive Director/CD Director, DECD

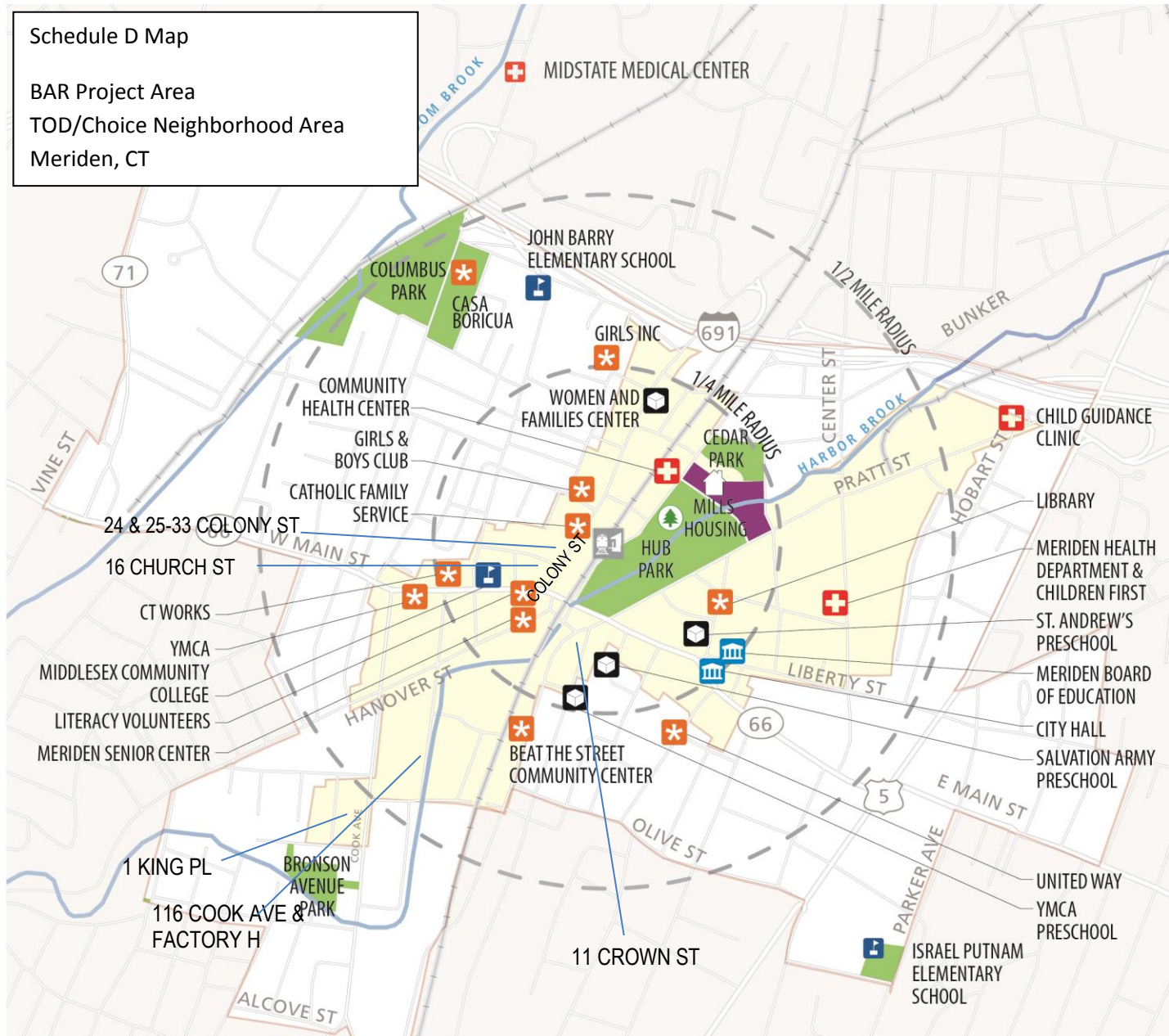
Date

Schedule D Map

BAR Project Area

TOD/Choice Neighborhood Area

Meriden, CT



Schedule E: Blight & Brownfields Committee Members

City of Meriden Blight & Brownfields Stakeholders
as of November 2015

Andrea Kretchemer, POKO
Bob Bass, City of Meriden
Carlos Texidor, Fuss and O'Neil
David James, Meriden Land Trust
David Ringquist, CT DEEP
Florence Villano, City of Meriden
Harley Langford, Tighe and Bond
Holly Wills, Meriden Council of Neighborhood Organizations
James Olsen, Tighe and Bond
Jing Chen, CT DEEP
John Bondos, AECOM
Juliet Burdelski, City of Meriden
Ken Olson, POKO
Larry Kendzior, City Manager
MaryEllen Mordarski, Meriden Resident
Michael Taylor, Vita Nuova
Paola Mantilla, City of Meriden
Patrick Grafton, AECOM
Peter Miller, City of Meriden
Peter Shiue, Colliers International Real Estate Brokers
Scott Bryden, Meriden Health Department
Sean Moore, Midstate Chamber of Commerce
Tom Skoglund, Meriden City Planning
Dominick Caruso, Meriden City Planning
Kathy Castagna USEPA
Andy Piatek, Meriden Resident

Schedule F: Past State Funds

City of Meriden DECD grants and loans

- a) Remediation of the Meriden Hub site, grants totaling up to \$12,809,793, including DECD Urban ACT for \$3,500,000 dated June 15, 2012, DECD Brownfield Grant for \$500,000, DEEP grant Public Act PA 07-7 JSS, Sec 13(d) (32) for \$5,659,793 and DEEP grant Public Act PA 07-7 JSS. 13(d)(32) \$3,150,000. Work is approximately 75% complete.
- b) 2014 DECD Municipal Brownfields and Inventory Assessment grant. \$200,000 (funds committed on April 16, 2014) for assessment of Mills "Mega Block" including assessment of 161 State Street, 144 Mills Memorial, and 62 Cedar Street. Assessment in progress. Work is approximately 50% complete.
- c) 2014 DECD Municipal Brownfields Cleanup grant. \$597,000 (funds committed on August 27, 2014) for cleanup of Mills "Mega Block Site" including cleanup of 177 State Street. Cleanup specifications under development with cleanup activities to be completed in early 2016. Work is approximately 10% complete.
- d) 2015 DECD Municipal Brownfields Assessment grant and loan. \$221,000 loan (funds committed May 27, 2015) for interim cleanup of former Meriden Wallingford hospital located at 1 King Place. Cleanup work is approximately 40% complete and will be completed in December 2015. \$180,000 grant (funds committed September 22, 2014) to complete Phase II/III Environmental Site Assessments. Assessment to commence immediately following interim cleanup action.
- e) 2015 DECD Municipal Brownfields Cleanup grant, \$1.725 million (funds committed July 13, 2015) for demolition and cleanup of former Record Journal headquarters located at 11 Crown Street. Cleanup specifications under development with cleanup activities to be completed in 2016.

Schedule G: Letters of Support

MHA



Housing Authority of the City of Meriden
22 Church Street
P.O. Box 911
Meriden, CT 06451

Phone (203) 235-0157
Fax (203) 634-1971



Robert Cappelletti
Executive Director

Cornelius J. Ivers
Chairman
Michael V. Buccilli
Vice Chairman
Scott T. Griffith
Treasurer
Emely M. Varona
Resident Commissioner
Donald R. Green
Commissioner

November 16, 2015

Catherine Smith
Commissioner
State of Connecticut
Department of Economic and Community Development
505 Hudson Street
Hartford, CT 06106

Dear Commissioner Smith,

I am writing to express our support for the City of Meriden Brownfields Areawide Revitalization (BAR) grant application that proposes to develop site reuse plans for historic and underutilized buildings and to advance commercial/retail lease up strategies for sites within Meriden's Transit Oriented Development District.

MHA has acquired several properties in the TOD, including 16 Church Street and 143 West Main Street, which have development potential. The MHA is also working with developers Pennrose Properties and Westmount Development Group on several mixed use developments that include over 100,000 square feet of non-residential space. We are very interested in working with the City of Meriden to develop viable reuse strategies for MHA properties in the TOD District and to create plans for the commercial/retail component of our mixed use development projects.

Thank you for your consideration of this important project in the City of Meriden and we look forward to the opportunity to work with you and all of the stakeholders on this project.

Sincerely,


Robert Cappelletti
Executive Director

PENNROSE

We Bring It All Together

November 16, 2015

Catherine Smith
Commissioner
State of Connecticut
Department of Economic and Community Development
505 Hudson Street, Hartford, CT 06106

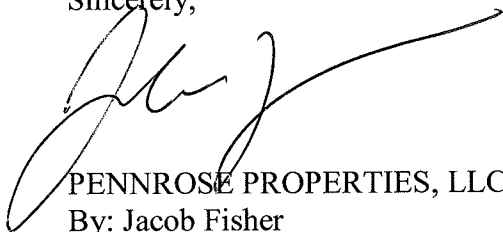
Dear Commissioner Smith,

We are writing to express our support for the City of Meriden Brownfields Areawide Revitalization (BAR) grant application that proposes to assess the opportunities for commercial, retail, and office uses within Meriden's Transit Oriented Development District.

Pennrose Properties has been designated as the "Preferred Developer" by both the City of Meriden and the Housing Authority of the City of Meriden for several redevelopment sites in the TOD District including 161-177 State Street, 62 Cedar Street and the Hub Site. Our development plans include the development of up to 320 housing units and associated retail and commercial space over the next five years. We believe that Meriden's proposed BAR project is just what is needed at this time to help us plan for the build out and lease up of the non-residential space that will be a key component of our development strategy.

Thank you for your consideration of this important project in the City of Meriden and we look forward to the opportunity to work with you and all of the stakeholders on this project.

Sincerely,



PENNROSE PROPERTIES, LLC
By: Jacob Fisher
Senior Developer



Worksheet # 1: Establish Project Goals

Property Information

Project Name/Identifier: Meriden BAR Application, Marketing Plan Sites – HUB

Property Identifier

Property # 1

HUB

Number of Parcels

2

Address(es)

50 East Main Street, 1-77
State Street

Current Owner

City of Meriden

Tax Map Parcel Number(s)

0105-0022-001A-0000
0105-0022-0001-0000

Parcel Size (Acres)

0.44, 13.93
14.37 total

Appraised Value

50 East Main, Land - \$122,800
77 State, Land - \$2,149,200
Total - \$2,272,000

Worksheet # 1: Establish Project Goals

Tax Status	Current
Current Zoning	Transit Oriented Development Park Sub-District
List Existing Structures on Parcel	None
Brief Description of Past Use (e.g., service station, manufacturing facility)	Industrial
Brief Description of Current Use	Vacant
Potential Future Use	TOD Mixed Use, 3.4 of 14.4 acres of site have potential for development (Part of Harbor Brook Flood control project)
Environmental Status	Phase I Metcalf & Eddy Feb/1995; Targeted Brownfields Assessment Report Metcalf & Eddy Dec/2004; Phase II and Ground Water Monitoring Consulting Environmental Engineers, Inc. Oct/2005; Environmental Condition Assessment Form City of

Worksheet # 1: Establish Project Goals

Meriden/State of CT Jul/2006;
ABCA Metcalf & Eddy/AECOM
Mar/2007; Phase II and GWA
& Comprehensive HM Building
Survey HRP Associates, Inc.
Jan/2003; Phase I Metcalf &
Eddy Mar/2004; Interim
Remedial Action Plan Metcalf
& Eddy/AECOM Mar/2007;
Interim Remedial Action Plan
(Revised) Metcalf &
Eddy/AECOM Apr/2007;
Interim Remedial Action
Report Metcalf &
Eddy/AECOM Jun/2008;
Remedial Action Plan AECOM
Dec/2013; Environmental
Control Application City of
Meriden Dec/2013; DEEP
Environmental Control
Approval Letter Remediation
Division of the Bureau of
Water Protection and Land
Reuse Oct/2013; Final
Preliminary Environmental
Site Investigation Nobis
Engineering, Inc. Nov/2001.
Part of Harbor Brook Flood
control project, 3.4 of 14.4
acres of site have potential for
development.

Other

Worksheet # 1: Establish Project Goals

Enrolled in Voluntary Cleanup
Program

Pennrose Properties LLC
Developer Selected

Worksheet # 1: Establish Project Goals

Considerations for Project Goals

Project Name/Identifier: Meriden BAR Application, Marketing Plan Sites – HUB

What are the reasons for this project?

This project is part of a broader planning process for a 2015 CT DECD BAR grant. The City of Meriden is seeking to create a retail, arts and cultural plan for Meriden's Transit Oriented Development District. This plan builds off of Meriden's TOD Master Plan, going into more detail about on-the-ground development by focusing on catalytic sites.

The plan will identify a vision for and steps required for attracting new retail, arts and cultural institutions to downtown Meriden and the action steps to implementing the vision. The area of focus includes West Main Street/Colony Street National Historic District which is part of the Meriden Transit Oriented Development Zoning District.

This site is an ideal "Gateway" site for the Area-Wide. Other catalytic sites for the area-wide approach include:

- Development of a concept plan and site reuse plan for 16 Church Street, which includes a historic building owned by the Meriden Housing Authority.
- Development of a retail marketing plan for commercial/retail space planned at 161/177 State Street and the Hub Site.

What are the desired outcomes of the project?

This project will attempt to transform the city center into a modern, urban area that offers new, mixed-use development in a pedestrian-friendly environment with public open space, improved access to public transit service, and improved commercial space to offer more opportunities to build and attract businesses.

For the Hub Site specifically:

- Development of a retail marketing plan for commercial/retail space at the Hub Site.

For the BAR Area as a whole:

- Develop conceptual plans for catalytic sites currently incorporated in Meriden's TOD Master Plan.
- In inventory and mapping of cultural, arts and commercial establishments in the downtown.
- Identification of future commercial/retail/arts/cultural opportunities to be included in the redevelopment projects or other private sites in the TOD.
- Collaboration with downtown stakeholders, business owners and property owners throughout the planning process

Worksheet # 1: Establish Project Goals

How important and time critical is the project?

Meriden is interested in using funds currently garnered for Assessment to leverage its development efforts via the DECD BAR grant. The 2015 fiscal year is an ideal time to do so.

Is this property linked to or part of a larger reuse planning effort? Describe any interdependence or independence of properties.

These properties are linked to a HUD Sustainable Challenge grant (completed in 2013), a Choice Neighborhoods Planning grant (awarded in 2013), and a DOT TIGER Grant (applied in 2015). Meriden has created a TOD Master Plan, available online at www.meriden2020.com/FileRepository/DownloadFile.aspx?FileID=6.

How does any interdependence with a larger reuse planning effort affect the property-specific goals (e.g., timing, budget, necessity, and coordination)?

Interdependence with larger reuse planning efforts supplies federal funding to leverage state funds towards achieving the City's end goal.

Are there any zoning/planning restrictions? Describe.

Meriden has created a new form-based TOD zoning code for the project area. Uses permitted under TOD code is available at ecode360.com/13397144.

Under TOD-Park:

Single-family detached dwellings, 2-family and duplex dwellings, Retail sales and service - auto sales and service, Light industrial/manufacturing are NOT PERMITTED under zoning.

Elderly living and/or care facilities, Multiple-family dwellings with more than 100 units per site, TOD mixed-income dwellings with more than 100 units per site, Bars/nightclubs, Drive-through facility for permitted uses other than fast-food restaurant, Fast-food restaurant, Indoor arts, recreation and entertainment, equal to or greater than 40,000 square feet of gross leasable floor area, Package stores, Artisan industrial, Laboratories and research facilities are permitted under SPECIAL PERMITTING.

Home occupations/ professional office in dwelling, are permitted under LIMITED USE.

Worksheet # 1: Establish Project Goals

Project Goal Statement

Project Name/Identifier: Meriden BAR Application, Marketing Plan Sites – HUB

Project Goals:

Original:

The City of Meriden is interested in using a BAR grant to complete retail, arts and cultural plan for Meriden's Transit Oriented Development District. The plan will identify a vision for and steps required for attracting new retail, arts and cultural institutions to downtown Meriden and the action steps to implementing the vision. The area of focus includes West Main Street/Colony Street National Historic District which is part of the Meriden Transit Oriented Development Zoning District. The plan will include:

- Development of a retail marketing plan for commercial/retail space planned at the Hub Site.
- In inventory and mapping of cultural, arts and commercial establishments in the downtown.
- Identification of future commercial/retail/arts/cultural opportunities to be included in the redevelopment projects or other private sites in the TOD.
- Development of a concept plan and site reuse plan for 16 Church Street, which includes a historic building owned by the Meriden Housing Authority.
- Development of a site reuse concept plan for 25-33 Colony Street, a vacant site located adjacent to the new Meriden Transit Center located at 60 State Street.
- Collaboration with downtown stakeholders, business owners and property owners throughout the planning process.

Revision 1:

Revision 2:

Reasons for Project Goal Revision:

Revision 1:

Revision 2:

Worksheet # 1: Establish Project Goals

Property Information

Project Name/Identifier: Meriden BAR Application, 1 King Place

Property Identifier	Property # 1	Property # 2	Property # 3
	1 King Place	NA	NA
Number of Parcels	1		
Address(es)	1 King Place		
Current Owner	City of Meriden		
Tax Map Parcel Number(s)	0112-0054-0001-0019		
Parcel Size (Acres)	5.64		
Appraised Value	<i>\$1.7 million if clean</i>		

Worksheet # 1: Establish Project Goals

Tax Status	Current
Current Zoning	Transit Oriented Development – Hanover
List Existing Structures on Parcel	Three (3) buildings on site 175,911sf, 52,460 sf, 111,405 sf vacant office buildings
Brief Description of Past Use (e.g., service station, manufacturing facility)	Hospital
Brief Description of Current Use	Vacant Building
Potential Future Use	Adaptive Mixed-Use
Environmental Status	Phase I Completed, HBM Assessment Completed, Interim Removal Action being coordinated.
Other	Enrolled in Liability Relief Program. Phase I completed by VHB Inc., May 2014, ecopy

Worksheet # 1: Establish Project Goals

available. Recommended:
Phase II Site Investigation, Dye
Test and Ground Penetrating
Radar Survey (Source:
Meriden Catalog). \$180,000
DECD grant to conduct Phase
II/III ESA. \$221,000 DECD
loan for interim cleanup of
asbestos in progress.

HBM Completed, September
2014, Fuss & O'Neill.
Recommended
comprehensive scope of work
and technical cleanup
specifications.

Worksheet # 1: Establish Project Goals

Considerations for Project Goals

Project Name/Identifier: Meriden BAR Application, 1 King Place

Considerations

What are the reasons for this project?

This project is part of a broader planning process for a 2015 CT DECD BAR grant. The City of Meriden is seeking to create a retail, arts and cultural plan for Meriden's Transit Oriented Development District. This plan builds off of Meriden's TOD Master Plan, going into more detail about on-the-ground development by focusing on catalytic sites.

The plan will identify a vision for and steps required for attracting new retail, arts and cultural institutions to downtown Meriden and the action steps to implementing the vision. The area of focus includes West Main Street/Colony Street National Historic District which is part of the Meriden Transit Oriented Development Zoning District.

This site is a residential catalyst site for the Area-Wide. Other catalytic sites for the area-wide approach include:

- Development of a site reuse concept plan for 25-33 Colony Street, a vacant site located adjacent to the new Meriden Transit Center located at 60 State Street.
- Development of a retail marketing plan for up to 50,000 sf of commercial/retail space planned at three brownfield redevelopment sites, including 161/177 State Street, 11 Crown Street and the Hub Site.

What are the desired outcomes of the project?

For the BAR Area as a whole:

- Analyze undeveloped buildings on sites and create a reuse plan.
- Develop conceptual plans for catalytic sites currently incorporated in Meriden's TOD Master Plan.
- In inventory and mapping of cultural, arts and commercial establishments in the downtown.
- Identification of future commercial/retail/arts/cultural opportunities to be included in the redevelopment projects or other private sites in the TOD.
- Collaboration with downtown stakeholders, business owners and property owners throughout the planning process.

How important and time critical is the project?

Meriden is interested in using funds currently garnered for Assessment to leverage its development efforts via the DECD BAR grant. The 2015 fiscal year is an ideal time to do so.

Is this property linked to or part of a larger reuse planning effort? Describe any

Worksheet # 1: Establish Project Goals

interdependence or independence of properties.

These properties are linked to a HUD Sustainable Challenge grant (completed in 2013), a Choice Neighborhoods Planning grant (awarded in 2013), and a DOT TIGER Grant (applied in 2015).

Meriden has created a TOD Master Plan, available online at

www.meriden2020.com/FileRepository/DownloadFile.aspx?FileID=6.

How does any interdependence with a larger reuse planning effort affect the property-specific goals (e.g., timing, budget, necessity, and coordination)?

Interdependence with larger reuse planning efforts supplies federal funding to leverage state funds towards achieving the City's end goal.

Are there any zoning/planning restrictions? Describe.

Meriden has created a new form-based TOD zoning code for the project area. Uses permitted under TOD-Hanover code is available at ecode360.com/13397144.

Single-family detached dwellings, 2-family and duplex dwellings, Light industrial/manufacturing, Hospitals, Laboratories and research facilities, Intermodal Transportation Centers are NOT PERMITTED under zoning.

Elderly living and/or care facilities, Multiple-family dwellings with more than 100 units per site, TOD mixed-income dwellings with more than 100 units per site, Bars/nightclubs, Drive-through facility for permitted uses other than fast-food restaurant, Fast-food restaurant, Indoor arts, recreation and entertainment, equal to or greater than 40,000 square feet of gross leasable floor area, Package stores, Retail sales and service - auto sales and service are permitted under SPECIAL PERMITTING.

Home occupations/ professional office and Outdoor dining are permitted under LIMITED USE.

Worksheet # 1: Establish Project Goals

Project Goal Statement

Project Name/Identifier: Meriden BAR Application, 1 King Place

Project Goals:

Original:

The City of Meriden is interested in using a BAR grant to complete retail, arts and cultural plan for Meriden's Transit Oriented Development District. The plan will identify a vision for and steps required for attracting new retail, arts and cultural institutions to downtown Meriden and the action steps to implementing the vision. The area of focus includes West Main Street/Colony Street National Historic District which is part of the Meriden Transit Oriented Development Zoning District. The plan will include:

- Development of a retail marketing plan for up to 50,000 sf of commercial/retail space planned at three brownfield redevelopment sites, including 161/177 State Street, 11 Crown Street and the Hub Site.
- In inventory and mapping of cultural, arts and commercial establishments in the downtown.
- Identification of future commercial/retail/arts/cultural opportunities to be included in the redevelopment projects or other private sites in the TOD.
- Development of a concept plan and site reuse plan for 16 Colony Street, which includes a historic building owned by the Meriden Housing Authority.
- Development of a site reuse concept plan for 25-33 Colony Street, a vacant site located adjacent to the new Meriden Transit Center located at 60 State Street.
- Collaboration with downtown stakeholders, business owners and property owners throughout the planning process

Revision 1:

Revision 2:

Reasons for Project Goal Revision:

Revision 1:

Revision 2:

Worksheet # 1: Establish Project Goals

Property Information

Project Name/Identifier: Meriden BAR Application, 16 Church Street

Property Identifier	Property # 1 16 Church Street	Property # 2 NA	Property # 3 NA
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Number of Parcels	1
Address(es)	16 Church Street
Current Owner	Housing Authority of the City of Meriden
Tax Map Parcel Number(s)	0103-0012-0008-0000
Parcel Size (Acres)	0.23
Appraised Value	Building Value: \$171,500 Yard Items: \$5,300 Land Value: \$89,900 Current Total: \$266,700

Worksheet # 1: Establish Project Goals

Tax Status	Current
Current Zoning	Transit Oriented Development – Historic/Commercial
List Existing Structures on Parcel	1 building 8,625 s.f. wholesale storage
Brief Description of Past Use (e.g., service station, manufacturing facility)	Industrial
Brief Description of Current Use	Vacant
Potential Future Use	Community Retail/Arts
Environmental Status	Unknown
Other	Existing structure an attractive historic building

Worksheet # 1: Establish Project Goals

Considerations for Project Goals

Project Name/Identifier: Meriden BAR Application, 16 Church Street

Worksheet # 1: Establish Project Goals

What are the reasons for this project?

This project is part of a broader planning process for a 2015 CT DECD BAR grant. The City of Meriden is seeking to create a retail, arts and cultural plan for Meriden's Transit Oriented Development District. This plan builds off of Meriden's TOD Master Plan, going into more detail about on-the-ground development by focusing on catalytic sites.

The plan will identify a vision for and steps required for attracting new retail, arts and cultural institutions to downtown Meriden and the action steps to implementing the vision. The area of focus includes West Main Street/Colony Street National Historic District which is part of the Meriden Transit Oriented Development Zoning District.

This site is a residential catalyst site for the Area-Wide. Other catalytic sites for the area-wide approach include:

- Development of a site reuse concept plan for 25-33 Colony Street, a vacant site located adjacent to the new Meriden Transit Center located at 60 State Street.
- Development of a retail marketing plan for up to 50,000 sf of commercial/retail space planned at three brownfield redevelopment sites, including 161/177 State Street, 11 Crown Street and the Hub Site.

What are the desired outcomes of the project?

For 16 Church Street specifically:

- Analyze building itself and create a reuse plan for the building.

For the BAR Area as a whole:

- Develop conceptual plans for catalytic sites currently incorporated in Meriden's TOD Master Plan.
- Develop conceptual plans for catalytic sites currently incorporated in Meriden's TOD Master Plan.
- In inventory and mapping of cultural, arts and commercial establishments in the downtown.
- Identification of future commercial/retail/arts/cultural opportunities to be included in the redevelopment projects or other private sites in the TOD.
- Collaboration with downtown stakeholders, business owners and property owners throughout the planning process.

How important and time critical is the project?

Meriden is interested in using funds currently garnered for Assessment to leverage its development efforts via the DECD BAR grant. The 2015 fiscal year is an ideal time to do so.

Is this property linked to or part of a larger reuse planning effort? Describe any interdependence or independence of properties.

These properties are linked to a HUD Sustainable Challenge grant (completed in 2013), a Choice Neighborhoods Planning grant (awarded in 2013), and a DOT TIGER Grant (applied in 2015).

Worksheet # 1: Establish Project Goals

Meriden has created a TOD Master Plan, available online at www.meriden2020.com/FileRepository/DownloadFile.aspx?FileID=6.

How does any interdependence with a larger reuse planning effort affect the property-specific goals (e.g., timing, budget, necessity, and coordination)?

Interdependence with larger reuse planning efforts supplies federal funding to leverage state funds towards achieving the City's end goal.

Are there any zoning/planning restrictions? Describe.

Meriden has created a new form-based TOD zoning code for the project area. Uses permitted under TOD-Historic/Commercial code is available at ecode360.com/13397144.

Retail sales and service - auto sales and service, Light industrial/manufacturing, Hospitals, Laboratories and research facilities are NOT PERMITTED under zoning.

Elderly living and/or care facilities, Multiple-family dwellings with more than 100 units per site, TOD mixed-income dwellings with more than 100 units per site, Bars/nightclubs, Drive-through facility for permitted uses other than fast-food restaurant, Fast-food restaurant, Indoor arts, recreation and entertainment, equal to or greater than 40,000 square feet of gross leasable floor area, Package stores, Artisan industrial are permitted under SPECIAL PERMITTING.

Home occupations/ professional office in dwelling, Single-family detached dwellings, 2-family and duplex dwellings are permitted under LIMITED USE.

Worksheet # 1: Establish Project Goals

Project Goal Statement

Project Name/Identifier: Meriden BAR Application, 16 Church Street

Project Goals:

Original:

The City of Meriden is interested in using a BAR grant to complete retail, arts and cultural plan for Meriden's Transit Oriented Development District. The plan will identify a vision for and steps required for attracting new retail, arts and cultural institutions to downtown Meriden and the action steps to implementing the vision. The area of focus includes West Main Street/Colony Street National Historic District which is part of the Meriden Transit Oriented Development Zoning District. The plan will include:

- Development of a retail marketing plan for up to 50,000 sf of commercial/retail space planned at three brownfield redevelopment sites, including 161/177 State Street, 11 Crown Street and the Hub Site.
- In inventory and mapping of cultural, arts and commercial establishments in the downtown.
- Identification of future commercial/retail/arts/cultural opportunities to be included in the redevelopment projects or other private sites in the TOD.
- Development of a concept plan and site reuse plan for 16 Colony Street, which includes a historic building owned by the Meriden Housing Authority.
- Development of a site reuse concept plan for 25-33 Colony Street, a vacant site located adjacent to the new Meriden Transit Center located at 60 State Street.
- Collaboration with downtown stakeholders, business owners and property owners throughout the planning process

Revision 1:

Revision 2:

Reasons for Project Goal Revision:

Revision 1:

Revision 2:

Worksheet # 1: Establish Project Goals

Property Information

Project Name/Identifier: Meriden BAR Application, 25-33 Colony Street

Property Identifier	Property # 1 25 Colony Street	Property # 2 33 Colony Street	Property # 3 NA
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Number of Parcels	1	1	
Address(es)	25 Colony Street	33 Colony Street	
Current Owner	City of Meriden	City of Meriden	
Tax Map Parcel Number(s)	0103-0013-0009-0000	0103-0013-0008-0000	
Parcel Size (Acres)	0.17	0.13	
Appraised Value	Land (Total) Value: \$83,900	Land (Total) Value: \$79,900	

Worksheet # 1: Establish Project Goals

Tax Status	Current	Current
Current Zoning	Transit-Oriented Development Historical Commercial	Transit-Oriented Development Historical Commercial
List Existing Structures on Parcel	Vacant Lot	Vacant Lot
Brief Description of Past Use (e.g., service station, manufacturing facility)	Commercial	Commercial
Brief Description of Current Use	Vacant Property	Vacant Property
Potential Future Use	Park/Pedestrian/Public area to serve as a Gateway from the new Meriden Transit Center located adjacent at 60 State Street.	Park/Pedestrian/Public area to serve as a Gateway from the new Meriden Transit Center located adjacent at 60 State Street.
Environmental Status	Phase I Environmental Site Assessment by Tighe & Bond, May 2012. No additional investigations recommended.	Phase I Environmental Site Assessment by Tighe & Bond, May 2012. No additional investigations recommended.
Other		

Worksheet # 1: Establish Project Goals

Worksheet # 1: Establish Project Goals

Considerations for Project Goals

Project Name/Identifier: Meriden BAR Application, 25-33 Colony Street

Considerations

What are the reasons for this project?

This project is part of a broader planning process for a 2015 CT DECD BAR grant. The City of Meriden is seeking to create a retail, arts and cultural plan for Meriden's Transit Oriented Development District. This plan builds off of Meriden's TOD Master Plan, going into more detail about on-the-ground development by focusing on catalytic sites.

The plan will identify a vision for and steps required for attracting new retail, arts and cultural institutions to downtown Meriden and the action steps to implementing the vision. The area of focus includes West Main Street/Colony Street National Historic District which is part of the Meriden Transit Oriented Development Zoning District.

This site is an ideal "Gateway" site for the Area-Wide. Other catalytic sites for the area-wide approach include:

- Development of a concept plan and site reuse plan for 16 Colony Street, which includes a historic building owned by the Meriden Housing Authority.
- Development of a retail marketing plan for up to 50,000 sf of commercial/retail space planned at three brownfield redevelopment sites, including 161/177 State Street, 11 Crown Street and the Hub Site.

What are the desired outcomes of the project?

This project will attempt to transform the city center into a modern, urban area that offers new, mixed-use development in a pedestrian-friendly environment with public open space, improved access to public transit service, and improved commercial space to offer more opportunities to build and attract businesses.

For 25-33 Colony Street specifically:

- Development of a site reuse concept plan for 25-33 Colony Street, a vacant site located adjacent to the new Meriden Transit Center located at 60 State Street.

For the BAR Area as a whole:

- Develop conceptual plans for catalytic sites currently incorporated in Meriden's TOD Master Plan.

How important and time critical is the project?

Meriden is interested in using funds currently garnered for Assessment to leverage its development efforts via the DECD BAR grant. The 2015 fiscal year is an ideal time to do so.

Worksheet # 1: Establish Project Goals

Is this property linked to or part of a larger reuse planning effort? Describe any interdependence or independence of properties.

These properties are linked to a HUD Sustainable Challenge grant (completed in 2013), a Choice Neighborhoods Planning grant (awarded in 2013), and a DOT TIGER Grant (applied in 2015). Meriden has created a TOD Master Plan, available online at www.meriden2020.com/FileRepository/DownloadFile.aspx?FileID=6.

How does any interdependence with a larger reuse planning effort affect the property-specific goals (e.g., timing, budget, necessity, and coordination)?

Interdependence with larger reuse planning efforts supplies federal funding to leverage state funds towards achieving the City's end goal.

Are there any zoning/planning restrictions? Describe.

Meriden has created a new form-based TOD zoning code for the project area. Uses permitted under TOD-Historic/Commercial code is available at ecode360.com/13397144.

Retail sales and service - auto sales and service, Light industrial/manufacturing, Hospitals, Laboratories and research facilities are NOT PERMITTED under zoning.

Elderly living and/or care facilities, Multiple-family dwellings with more than 100 units per site, TOD mixed-income dwellings with more than 100 units per site, Bars/nightclubs, Drive-through facility for permitted uses other than fast-food restaurant, Fast-food restaurant, Indoor arts, recreation and entertainment, equal to or greater than 40,000 square feet of gross leasable floor area, Package stores, Artisan industrial are permitted under SPECIAL PERMITTING.

Home occupations/ professional office in dwelling, Single-family detached dwellings, 2-family and duplex dwellings are permitted under LIMITED USE.

Worksheet # 1: Establish Project Goals

Project Goal Statement

Project Name/Identifier: Meriden BAR Application, 25-33 Colony Street

Project Goals:

Original:

The City of Meriden is interested in using a BAR grant to complete retail, arts and cultural plan for Meriden's Transit Oriented Development District. The plan will identify a vision for and steps required for attracting new retail, arts and cultural institutions to downtown Meriden and the action steps to implementing the vision. The area of focus includes West Main Street/Colony Street National Historic District which is part of the Meriden Transit Oriented Development Zoning District. The plan will include:

- Development of a retail marketing plan for up to 50,000 sf of commercial/retail space planned at three brownfield redevelopment sites, including 161/177 State Street, 11 Crown Street and the Hub Site.
- In inventory and mapping of cultural, arts and commercial establishments in the downtown.
- Identification of future commercial/retail/arts/cultural opportunities to be included in the redevelopment projects or other private sites in the TOD.
- Development of a concept plan and site reuse plan for 16 Colony Street, which includes a historic building owned by the Meriden Housing Authority.
- Development of a site reuse concept plan for 25-33 Colony Street, a vacant site located adjacent to the new Meriden Transit Center located at 60 State Street.
- Collaboration with downtown stakeholders, business owners and property owners throughout the planning process.

Revision 1:

Revision 2:

Reasons for Project Goal Revision:

Revision 1:

Revision 2:

Worksheet # 1: Establish Project Goals

Property Information

Project Name/Identifier: Meriden BAR Application–161/177 State Street

Property Identifier

Property # 1

161/177 State Street

Number of Parcels

2

Address(es)

161 State Street
177 State Street

Current Owner

161 State - MHA
177 State - City of Meriden

Tax Map Parcel Number(s)

0106-0029-0001-0003
0106-0029-0002-0000

Parcel Size (Acres)

.99, 1.24
2.23

Appraised Value

161 State – NA
177 State-\$200,000

Worksheet # 1: Establish Project Goals

Tax Status	Current
Current Zoning	Transit Oriented Development Park
List Existing Structures on Parcel	161 State vacant, 177 State Vacant Lot
Brief Description of Past Use (e.g., service station, manufacturing facility)	Parking
Brief Description of Current Use	Multi-Unit Mixed-Use Affordable Housing (in development)
Potential Future Use	TOD Mixed Use Future affordable housing development site
Environmental Status	<p>Plans in place to be enrolled in Voluntary Cleanup Program</p> <p>161 State: Phase I by Tighe & Bond April 2014. Phase II by Tighe & Bond Dec 2014, ecopy available. Quality Assurance Project Plan by Tighe & Bond Aug 2014, ecopy available.</p> <p>161 State: Phase I by AECOM November 2015.</p>

Worksheet # 1: Establish Project Goals

177 State: Phase 1, 2, 3 and
RAP completed. Meriden Site
Catalog info: Phase I
Environmental Site
Assessment by Lenard
Engineering Inc., Aug 2013.
Phase I EPA by AECOM,
November 2015. Phase II ESA
by AECOM, Dec 2013, ecopy
available; Phase III
Environmental Site
Assessment by AECOM Mar
2014, ecopy available;
Remedial Action Plan by
AECOM June 2014, ecopy
available.

Other

Mills Redevelopment Site.
DECD Cleanup grant \$597,000
awarded and ongoing for 177
State Street

Worksheet # 1: Establish Project Goals

Considerations for Project Goals

Project Name/Identifier: Meriden BAR Application–161/177 State Street

What are the reasons for this project?

This project is part of a broader planning process for a 2015 CT DECD BAR grant. The City of Meriden is seeking to create a retail, arts and cultural plan for Meriden's Transit Oriented Development District. This plan builds off of Meriden's TOD Master Plan, going into more detail about on-the-ground development by focusing on catalytic sites.

The plan will identify a vision for and steps required for attracting new retail, arts and cultural institutions to downtown Meriden and the action steps to implementing the vision. The area of focus includes West Main Street/Colony Street National Historic District which is part of the Meriden Transit Oriented Development Zoning District.

This site is an ideal "Gateway" site for the Area-Wide. Other catalytic sites for the area-wide approach include:

- Development of a concept plan and site reuse plan for 16 Church Street, which includes a historic building owned by the Meriden Housing Authority.
- Development of a retail marketing plan for up to 50,000 sf of commercial/retail space planned at three brownfield redevelopment sites, including 161/177 State Street and the Hub Site.

What are the desired outcomes of the project?

This project will attempt to transform the city center into a modern, urban area that offers new, mixed-use development in a pedestrian-friendly environment with public open space, improved access to public transit service, and improved commercial space to offer more opportunities to build and attract businesses.

For 161/177 State Street:

- Development of a retail marketing plan commercial/retail space planned at 161/177 State Street.

For the BAR Area as a whole:

- Develop conceptual plans for catalytic sites currently incorporated in Meriden's TOD Master Plan.
- In inventory and mapping of cultural, arts and commercial establishments in the downtown.
- Identification of future commercial/retail/arts/cultural opportunities to be included in the redevelopment projects or other private sites in the TOD.
- Collaboration with downtown stakeholders, business owners and property owners throughout the planning process

Worksheet # 1: Establish Project Goals

How important and time critical is the project?

Meriden is interested in using funds currently garnered for Assessment to leverage its development efforts via the DECD BAR grant. The 2015 fiscal year is an ideal time to do so.

Is this property linked to or part of a larger reuse planning effort? Describe any interdependence or independence of properties.

These properties are linked to a HUD Sustainable Challenge grant (completed in 2013), a Choice Neighborhoods Planning grant (awarded in 2013), and a DOT TIGER Grant (applied in 2015). Meriden has created a TOD Master Plan, available online at www.meriden2020.com/FileRepository/DownloadFile.aspx?FileID=6.

How does any interdependence with a larger reuse planning effort affect the property-specific goals (e.g., timing, budget, necessity, and coordination)?

Interdependence with larger reuse planning efforts supplies federal funding to leverage state funds towards achieving the City's end goal.

Are there any zoning/planning restrictions? Describe.

Meriden has created a new form-based TOD zoning code for the project area. Uses permitted under TOD code is available at ecode360.com/13397144.

Under TOD-Park:

Single-family detached dwellings, 2-family and duplex dwellings, Retail sales and service - auto sales and service, Light industrial/manufacturing are NOT PERMITTED under zoning.

Elderly living and/or care facilities, Multiple-family dwellings with more than 100 units per site, TOD mixed-income dwellings with more than 100 units per site, Bars/nightclubs, Drive-through facility for permitted uses other than fast-food restaurant, Fast-food restaurant, Indoor arts, recreation and entertainment, equal to or greater than 40,000 square feet of gross leasable floor area, Package stores, Artisan industrial, Laboratories and research facilities are permitted under SPECIAL PERMITTING.

Home occupations/ professional office in dwelling, are permitted under LIMITED USE.

Worksheet # 1: Establish Project Goals

Project Goal Statement

Project Name/Identifier: Meriden BAR Application–161/177 State Street

Project Goals:

Original:

The City of Meriden is interested in using a BAR grant to complete retail, arts and cultural plan for Meriden’s Transit Oriented Development District. The plan will identify a vision for and steps required for attracting new retail, arts and cultural institutions to downtown Meriden and the action steps to implementing the vision. The area of focus includes West Main Street/Colony Street National Historic District which is part of the Meriden Transit Oriented Development Zoning District. The plan will include:

- Development of a retail marketing plan for commercial/retail space planned at 161/177 State Street and the HUB site.
- In inventory and mapping of cultural, arts and commercial establishments in the downtown.
- Identification of future commercial/retail/arts/cultural opportunities to be included in the redevelopment projects or other private sites in the TOD.
- Development of a concept plan and site reuse plan for 16 Church Street, which includes a historic building owned by the Meriden Housing Authority.
- Development of a site reuse concept plan for 25-33 Colony Street, a vacant site located adjacent to the new Meriden Transit Center located at 60 State Street.
- Collaboration with downtown stakeholders, business owners and property owners throughout the planning process.

Revision 1:

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