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Welcome to the Blight & Brownfields Committee December 14, 2017



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AGENDA

- Welcome and Introductions
- Assessment Projects-Updates
 - DECD Brownfields Areawide Revitalization (BAR) Planning Grant
 - USEPA FY 2015 Community-wide Assessment Grant
- Cleanup Projects-Updates
 - 177 State Street
 - 11 Crown Street
 - 144 Mills Memorial
 - 1 King Place
 - 116 Cook Avenue
- Update on Blight Enforcement Activities
- Other Business
- Next Meeting
- Adjourn



DECD Brownfields Areawide Revitalization Planning Grant



Oct 17 Public Meeting & downtown tour
http://www.meriden2020.com/Customer-Content/www/CMS/files/combined_presentations.pdf

DECD Brownfields Areawide Revitalization Planning Grant

Principles

- Create an explorable district of downtown that connects some of Meriden's best features and asset
- Start by activating key anchors that already are receiving investment and attracting people (the park, train station)
- Refresh downtown's image with special streetscapes, public art, plantings, and gateway treatments
- Make the most of low-hanging fruit to bring about transformation with relatively modest investments
- Provide entrepreneurial opportunities at a variety of scales (from entry-level to more significant investments).

DECD Brownfields Areawide Revitalization Planning Grant

MERIDEN TOD: SUMMARY OF FINDINGS

There is significant shortage of market rate housing inventory and a necessity to use new development as a means to diversify the downtown population and support more retail services and businesses:

- **Economics:** Regional hospitality growth suggests focusing and capturing this audience using the creative economy, and vintage downtown buildings as co-working and marker space
- **Demographics:** The local and regional population is low growth, more urban and racially/culturally which offers tapestry opportunities but also has wealth challenges
- **MF Housing:** At least additional 100 new units at \$400 per month over the HUD limits or at \$1800 per month are needed to increase support for more retail. Another 400 units more are supportable at market to above market rates in the next 5 to 10 years. **but, the TOD zoning code will ensure that future development is limited to 33% affordable.**
- **Retail:** Only the retail that has been proposed in the projects or approximately 44,000 SF is supportable now
- Retail development comes after new residential occupancy = downtown amenities, hip, and distinctively local @67,000 and 131,000 SF long term



Lucky Labrador Brewing Company in Portland = Millennial targeting pub near transit in a hip downtown or emerging downtown

The crafts, the arts, merging with housing to create attraction, leverage the creative economy



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MERIDEN TOD: SUMMARY OF FINDINGS

Currently, limited ridership both on and off at the rail station primarily due to limited frequency of services. However, the increased development in downtown and increase in rail frequency will increase ridership:

- **TOD station retail:** With Current ridership, there is less than 400 SF of retail directly related to ridership that is supportable. By 2030, then the future ridership can **support** 3400 sf.
- **Live work:** The demand for new affordable housing is deep enough to include artist live work, estimated in the range of 20 to 40 units in the affordable range.
- **Co-working:** Complements artisans and new economy in an old and distinctive building at street level on Colony or Main. This is estimated to be the limit of “office” space demand at 3500sf.
- **Office and industrial:** There are currently low rents and high vacancies--no additional demand at this time. Focus on co-working space.



Amherst Works—recent new build and viable co-working project



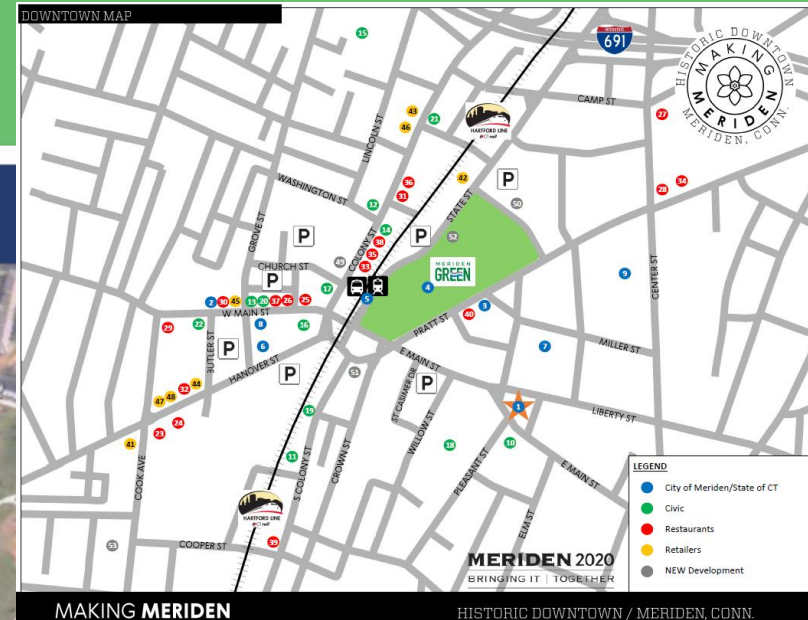
DECD Brownfields Areawide Revitalization Planning Grant

<http://www.meriden2020.com/Downtown-Redevelopment/meet-your-downtown-merchants/>

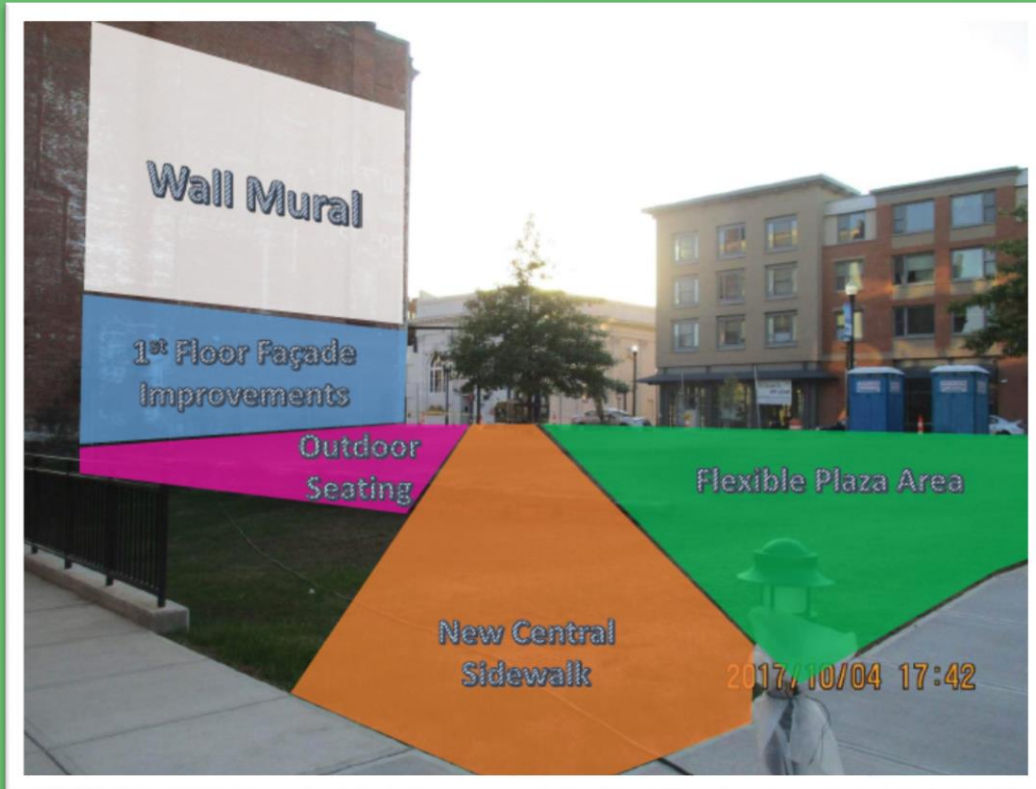
Special Streetscapes

Legend

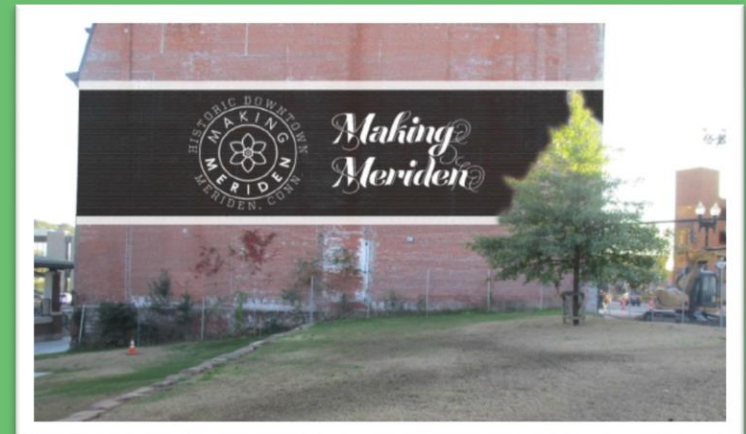
- = Anchor
- = Key Connection
- = Placemaking opportunities
- = Special Streetscape



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New Train Station



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Train Station Plaza



Plaza café/restaurant
Games, music



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Courtyards and Alleys Activation

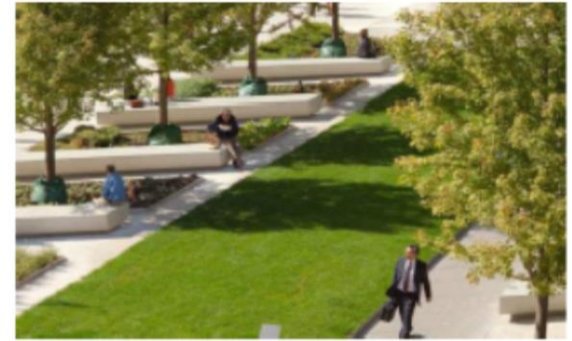


DECD Brownfields Areawide Revitalization Planning Grant

Courtyards and Alleys Activation



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USEPA FY 2015 Assessment Grant

Community Wide Assessments

Current Activities

- Environmental Assessments completed:
 - Lead paint testing at 51-53-55 Colony Street
 - Phase I/II Environmental Site Assessment at 664 W. Main St. (Moran's)
 - Phase I Environmental Site Assessment, Crystal Grocery, 208-226 W. Main
 - Phase I Environmental Site Assessment, 48 Arch Parkway, potential residential
 - Phase I Environmental Site Assessment, 21 Colony Street
 - Hazardous Building materials investigation, 21 Colony Street
- Environmental Assessments in progress (Loureiro):
 - Phase II Environmental Site Assessment for 69 East Main Street
 - Phase II Environmental Site Assessment for 84 & 88 Grove Street
 - Phase II Environmental Site Assessment for 21 Colony Street

Other Activities

- 121 Colony Street Rear –EPA site investigation
- 2017 Brownfields conference Pittsburgh PA
- \$86,000 in USEPA funds available for assessments through 12/2018

Cleanup at 177 State Street-Mills Redevelopment

\$597,000 DECD Grant



Phase 1 Development

- 177 State Street transferred from City to MHA April 2017.
- Meriden Commons 1 Groundbreaking held June 12, 2017.
- Pennrose Properties development. Phase I 75 Units, 6500 sf commercial space. Construction 2017-2018.

Phase 2 Development

- 62 Cedar Street to be transferred from City to MHA March 2018
- Mills to be transferred from MHA to City March 2018 prior to demo

Cleanup/Demo at 11 Crown Street (former Record Journal) DECD Grant-\$1.73 million



- Tighe & Bond LEP, Manafort Brothers Inc demo contractor (\$1.4 m).
- Demo ceremony held May 5, 2017.
- Demo and soil remediation substantially completed October 2017.
- Next steps: The Michaels Organization development. 81 Units, 14,000 sf flex space. Construction 2018-2019.

1 King Place-former MW Hospital



- **Fuss & O'neill LEP.**
- **Completed asbestos cleanup-floors 1 & 2. Removed 7 drums.**
- **Phase II/III and Haz Mat Survey completed. Structural evaluation of building and parking garage completed. \$4m cleanup cost.**
- **Master Developer Agreement signed with One King LLC June 2017.**
- **City Awarded \$2 million grant + \$2 million loan for cleanup. Cleanup to commence 2018. 18 month schedule.**
- **EPA grant resubmitted 11/2017. \$240,000 for UST removal.**

Mills Memorial Public Housing Complex

\$2 million DECD Grant demo & cleanup

144 Mills Memorial Site

- AECOM LEP consultant
- 4 acre parcel with 5 structures
- HUD approved demolition of 5 structures following relocation
- All residents relocated. Housing complex is empty.
- Demo specifications at 90%.
- Demo Mills structures in 2018.
- City to utilize parcel for expansion of park/flood control project following demo.



Cleanup at 116 Cook Avenue



- 250 tons of Hazardous Building Material removed July –Sept 2016.
- \$1 million cleanup (building materials) remains onsite.
- City selected One King LLC as preferred developer October 2017. Developer has 6 months to propose conceptual development plan.
- Resubmit cleanup application to DECD in next funding round.

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Update on Blight Enforcement



Blighted Properties active enforcement updated 12/13/17

- 70 North Spring Street – Heading for foreclosure.
- 69 Meridian Street – New owner. Rehab under way. Much improved.
- 140 Grove Street – New owner. Work in progress. Monitor progress
- 42 – 44 Woodland Street – Bank owned and being marketed.
- 48 Bradley Avenue – New blight order. Appealed. Order upheld by NRAB.
- 465 New Hanover Avenue – Notice of order sent 3/25/15. Monitoring conditions.
- 91 Kensington Heights – Notice of order sent 4/1/15. Owner saved house from foreclosure. Rehab work to start soon.
- 72 Twiss Street – New owner. Major rehab work under way.
- 193 South Colony Street – Bank owned. Notice of order sent 3/7/17. Improvements under way. Monitor.
- 144 Lincoln Street Rear. Notice of order sent 8/29/17.
- 83 Coe Avenue. Notice of order sent 11/8/17.
- 175 Hall Avenue. Notice of order sent 11/8/17.
- 86 Pettit Drive. Notice of order sent 11/27/17.



New to list-144 Lincoln Street Rear



New to list-83 Coe Avenue



New to list-86 Pettit Drive



New to list-175 Hall Avenue



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THANK YOU!

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