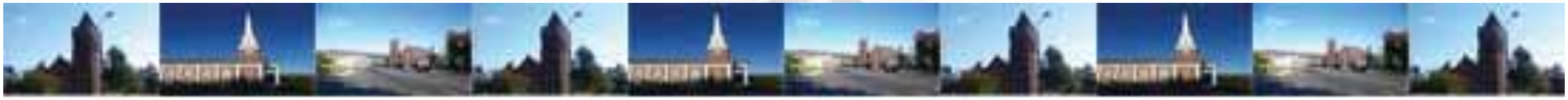
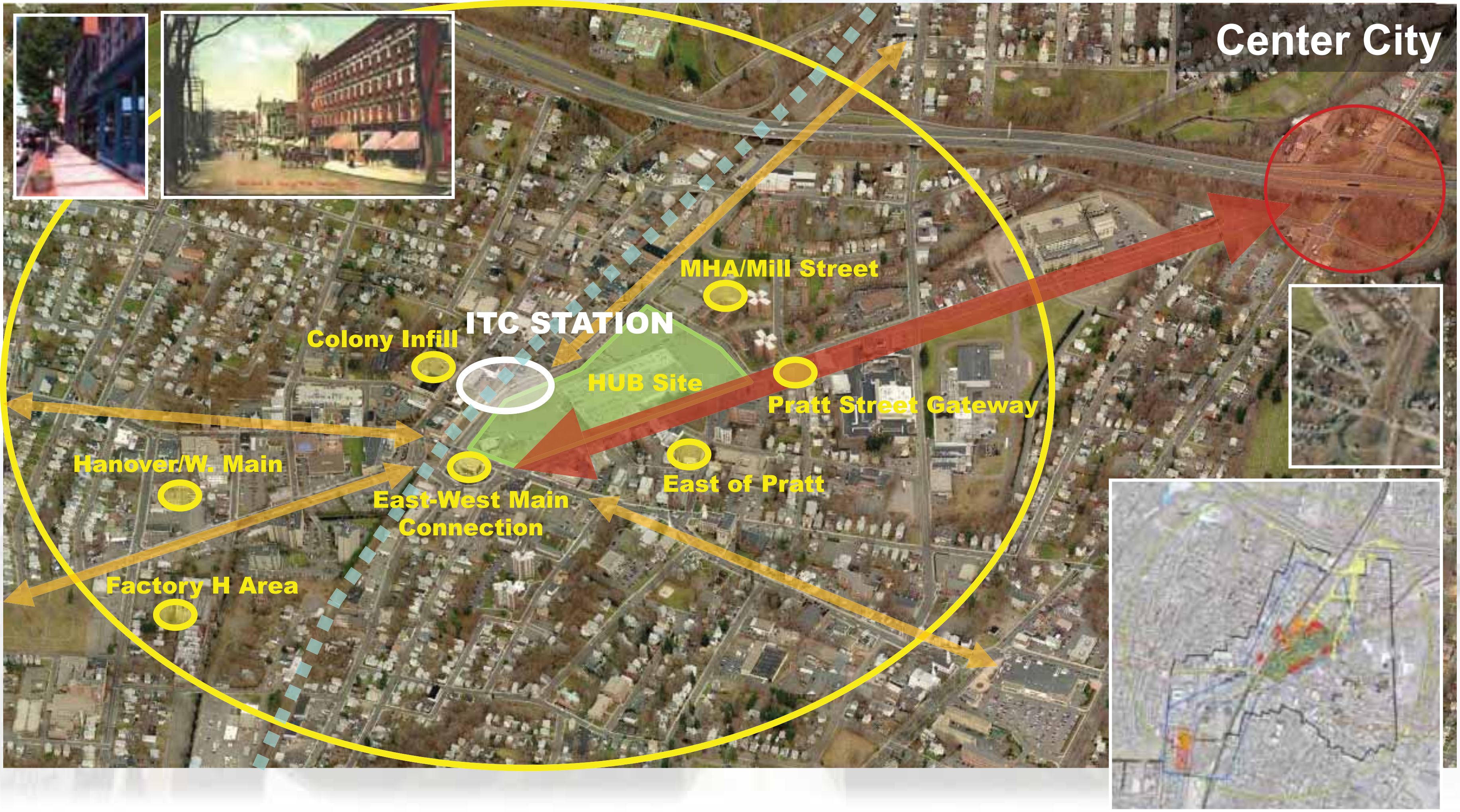
MERIDEN TOD




Center City
MHA/Mill Street
ITC STATION
Colony Infill
HUB Site
Pratt Street Gateway
Hanover/W. Main
East of Pratt
East-West Main Connection
Factory H Area

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ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

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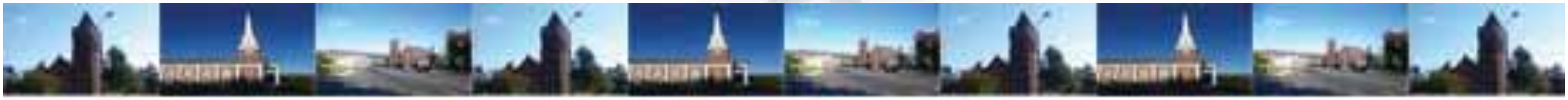

VISION:
Identifying the “Big Idea”

Transit-oriented Development
appropriate density / juxtaposition & mix of uses

Compact “Walkable” Community
the pedestrian experience

Connectivity
layering of systems / nodes / continuity of fabric

INFILL
New development/ Adaptive Reuse

Celebrate Existing Assets
physical / social / economic

Recording History
palimpsest

Redefining Place
Branding / Identity

FRAMEWORK:
Planning and Design Principles

Density
compact sustainable development

Diversity of Land Uses
understanding the market / the 24-7 equation

Vertical Mixed-use
the importance of the ground plane

PUBLIC REALM
Usable open space/ Continuity of streetscapes

Compatibility with Context
architectural vernacular / scale

Flexible Parking Strategies
Shared parking / Benefits District / Park Once

Multi-modal Interface
transit / vehicular / bikes / pedestrian

IMPLEMENTATION:
Tools, Resources and Process

Political Will
collaboration with stakeholders / consensus

LAND ASSEMBLAGE
Timing

Master-planning
process

PUBLIC-PRIVATE PARTNERSHIPS
Long-range commitment/ Layering of funds

Market Viability
economic assessment [local, regional & national]

Expedited Permitting
“development-friendly” community [strategy]

Zoning Mechanisms
PDDs / overlays / text amendments

Local Policies and Design Guidelines
[ie. parking requirements]

Phasing Strategies
targeted interventions

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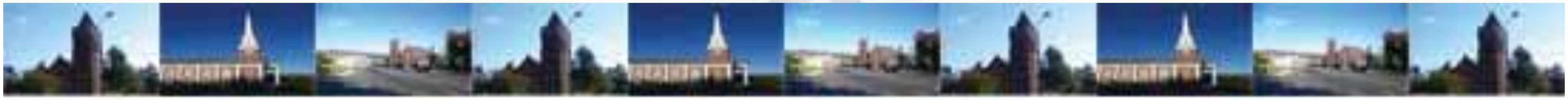

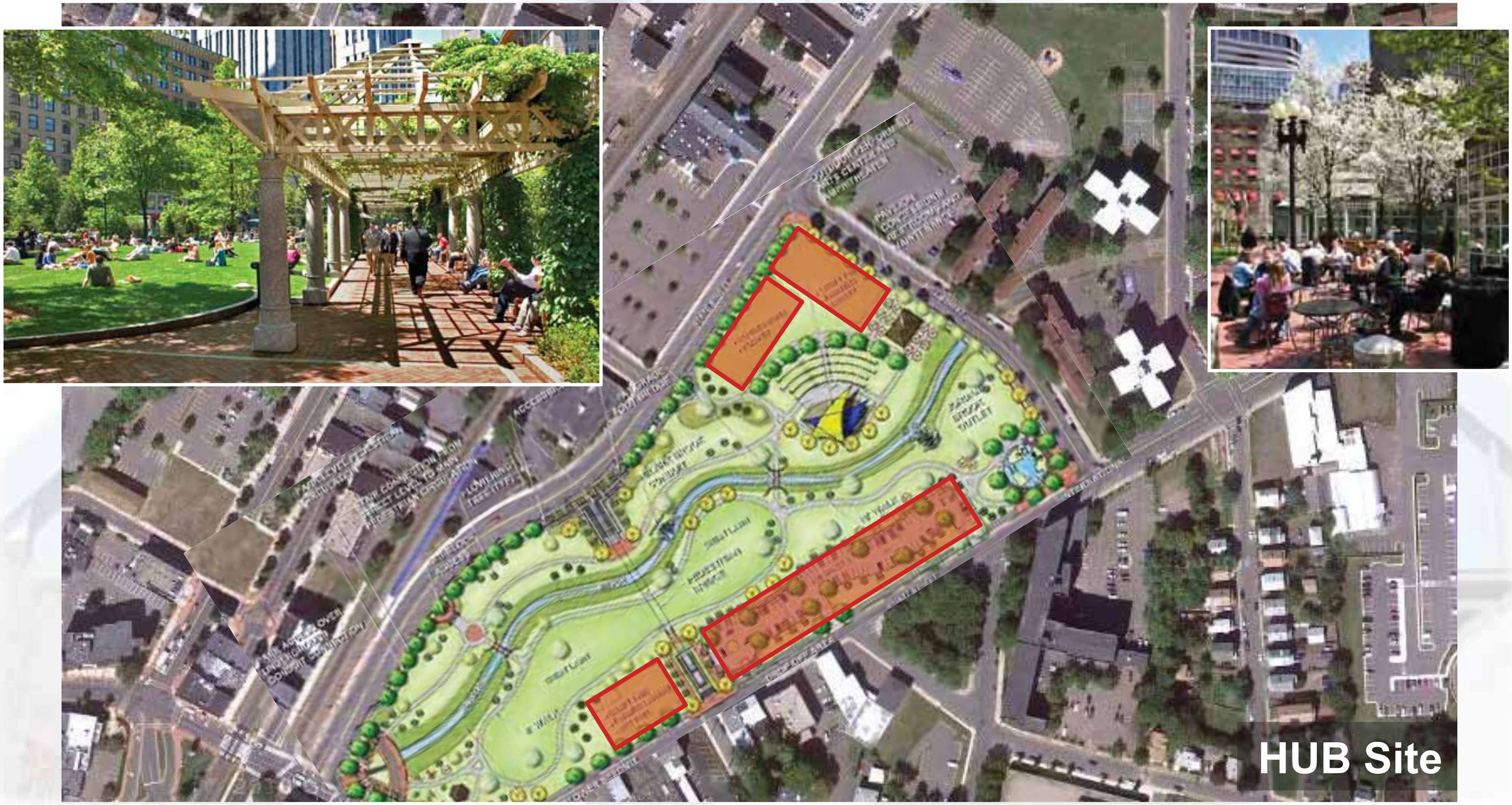

OUTDOOR PERFORMING ARTS CENTER AND AMPHITHEATER
PAVILION CONCESSIONS RESTROOMS AND MAINTENANCE
HARBOR BROOK OUTLET
PEDESTRIAN BRIDGE
GREAT LAWN
10' WALK
HUB Site

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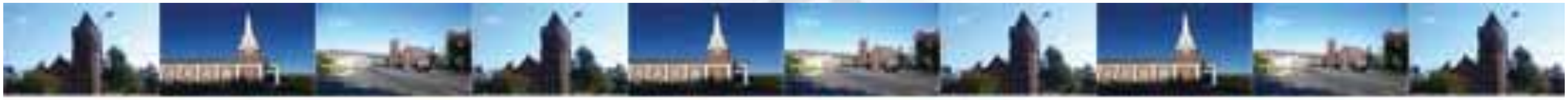

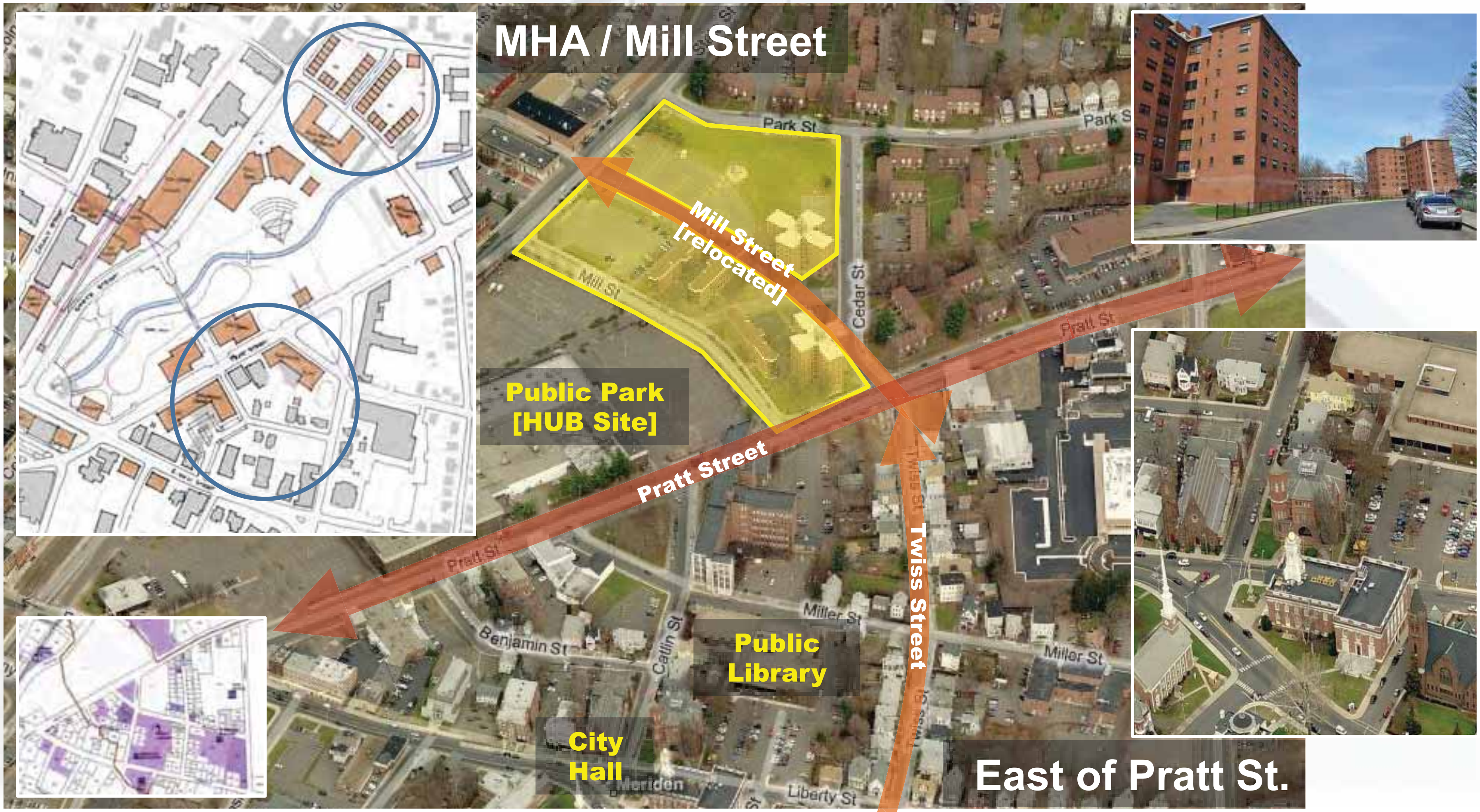
MHA / Mill Street
Park St
Park St
Mill Street [relocated]
Mill St
Cedar St
Pratt St
Public Park [HUB Site]
Pratt Street
Pratt St
Twiss St
Twiss Street
Miller St
Miller St
Benjamin St
Catlin St
Public Library
City Hall
Meriden
Liberty St
East of Pratt St.

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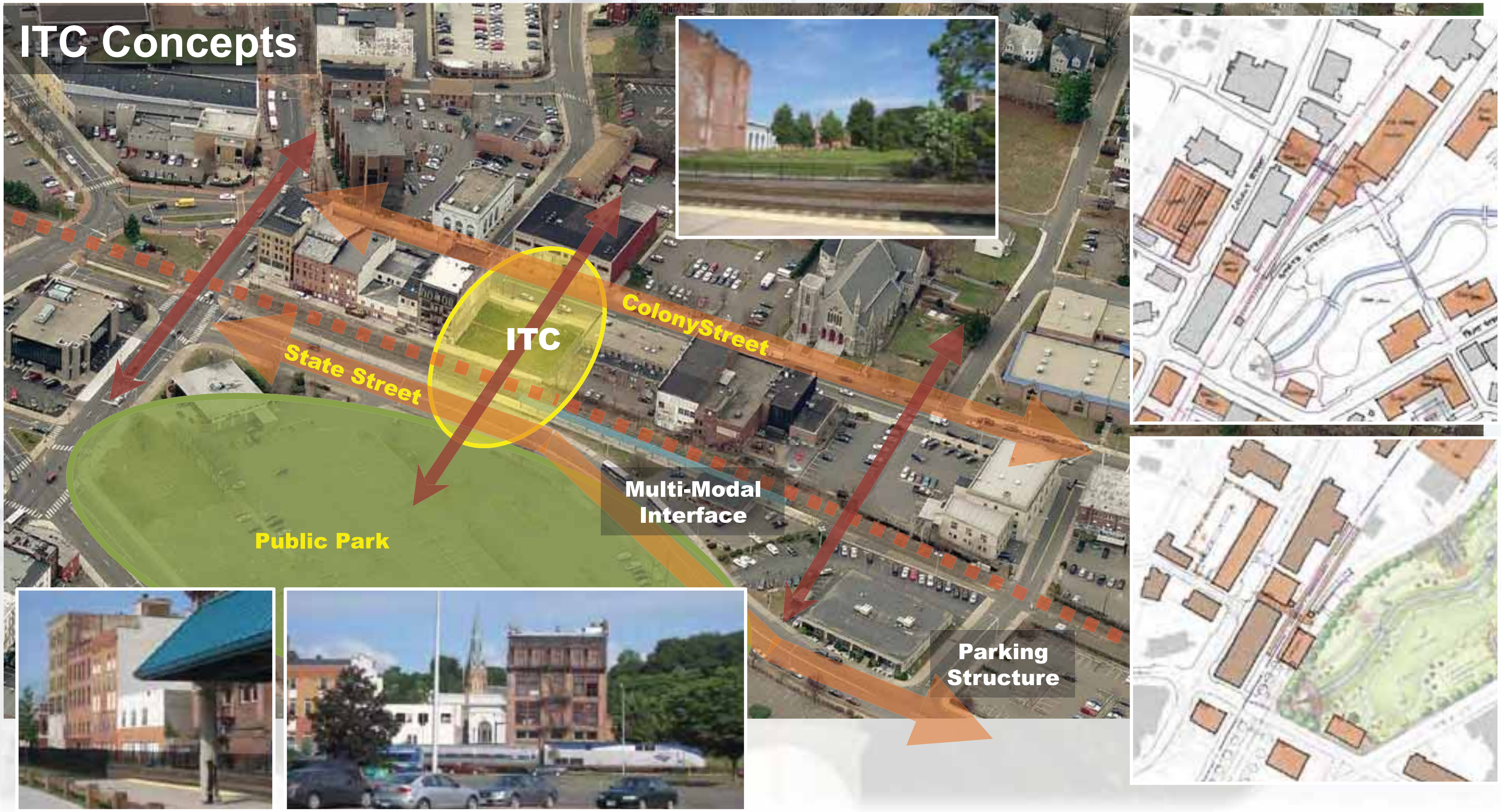
ITC Concepts


ColonyStreet
State Street
ITC
Multi-Modal Interface
Public Park
Parking Structure

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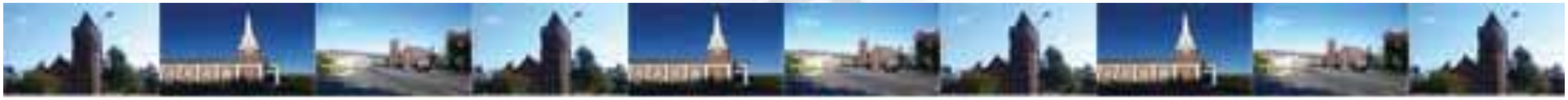

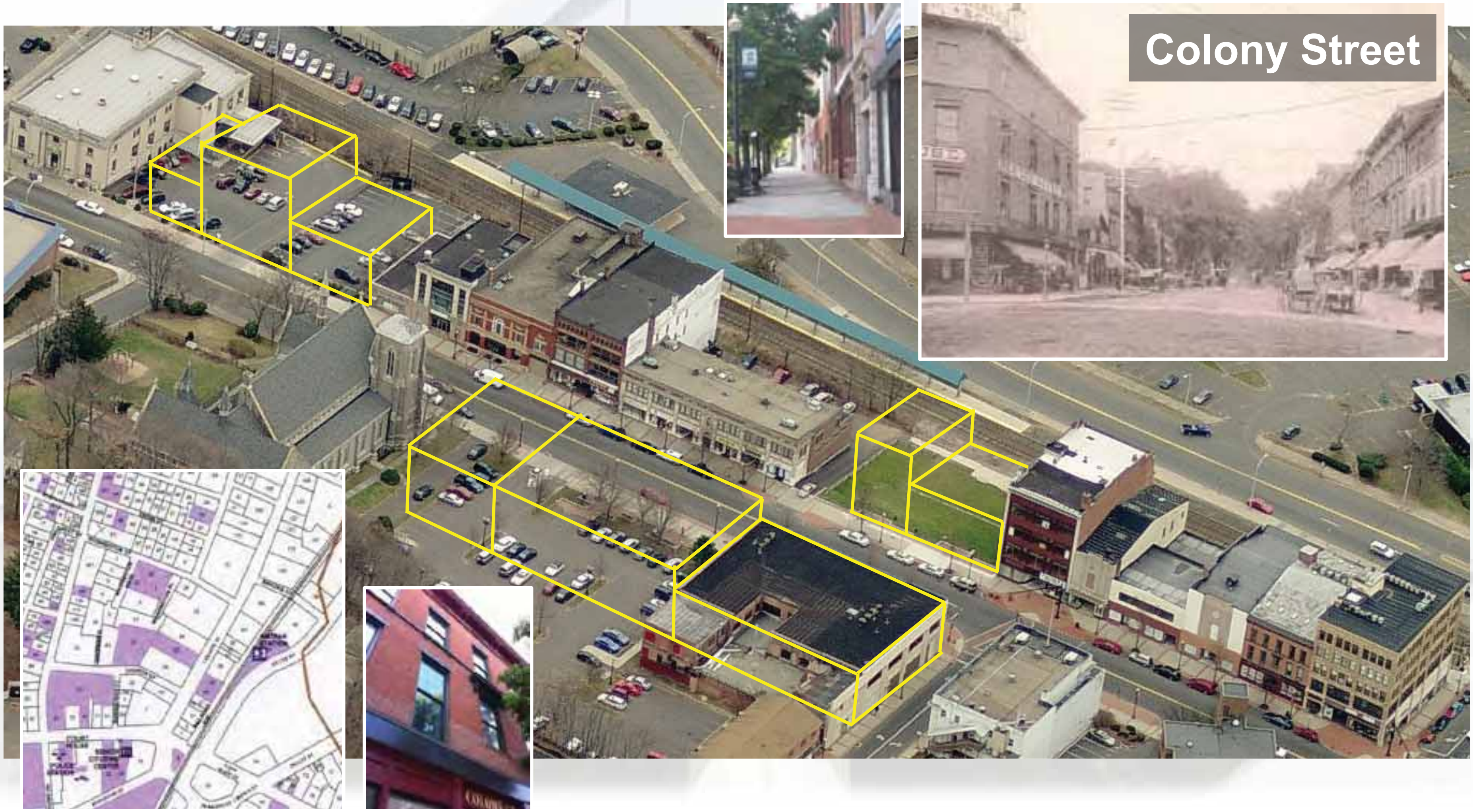
Colony Street

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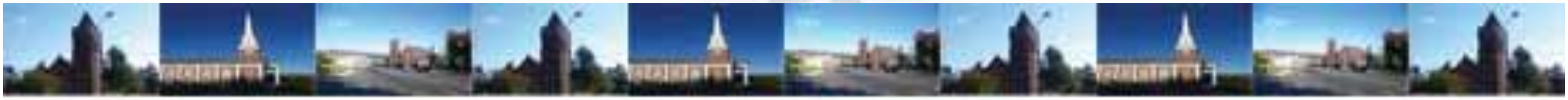
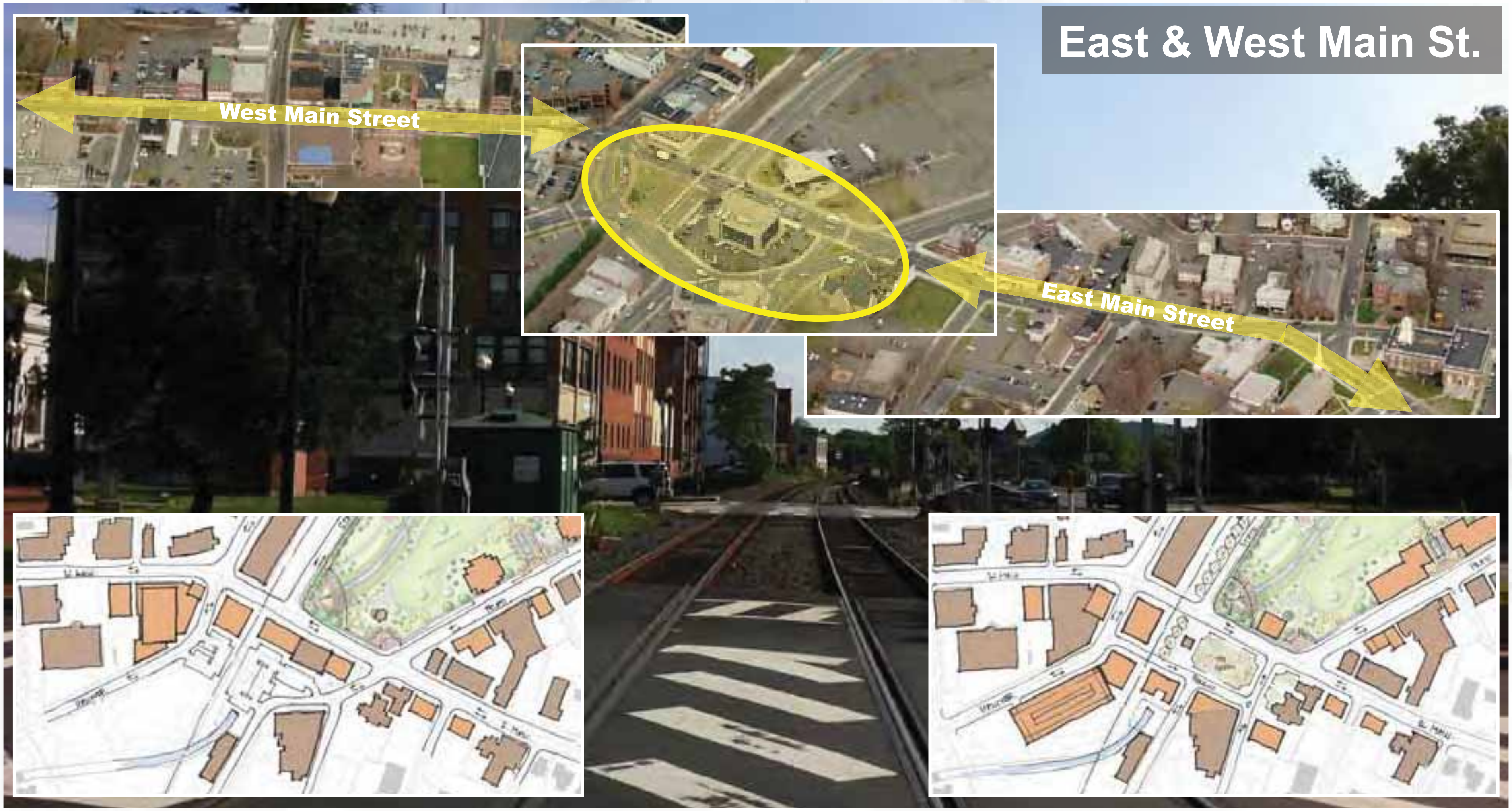


East & West Main St.


West Main Street
East Main Street

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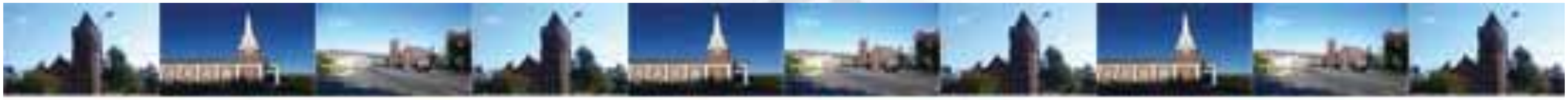

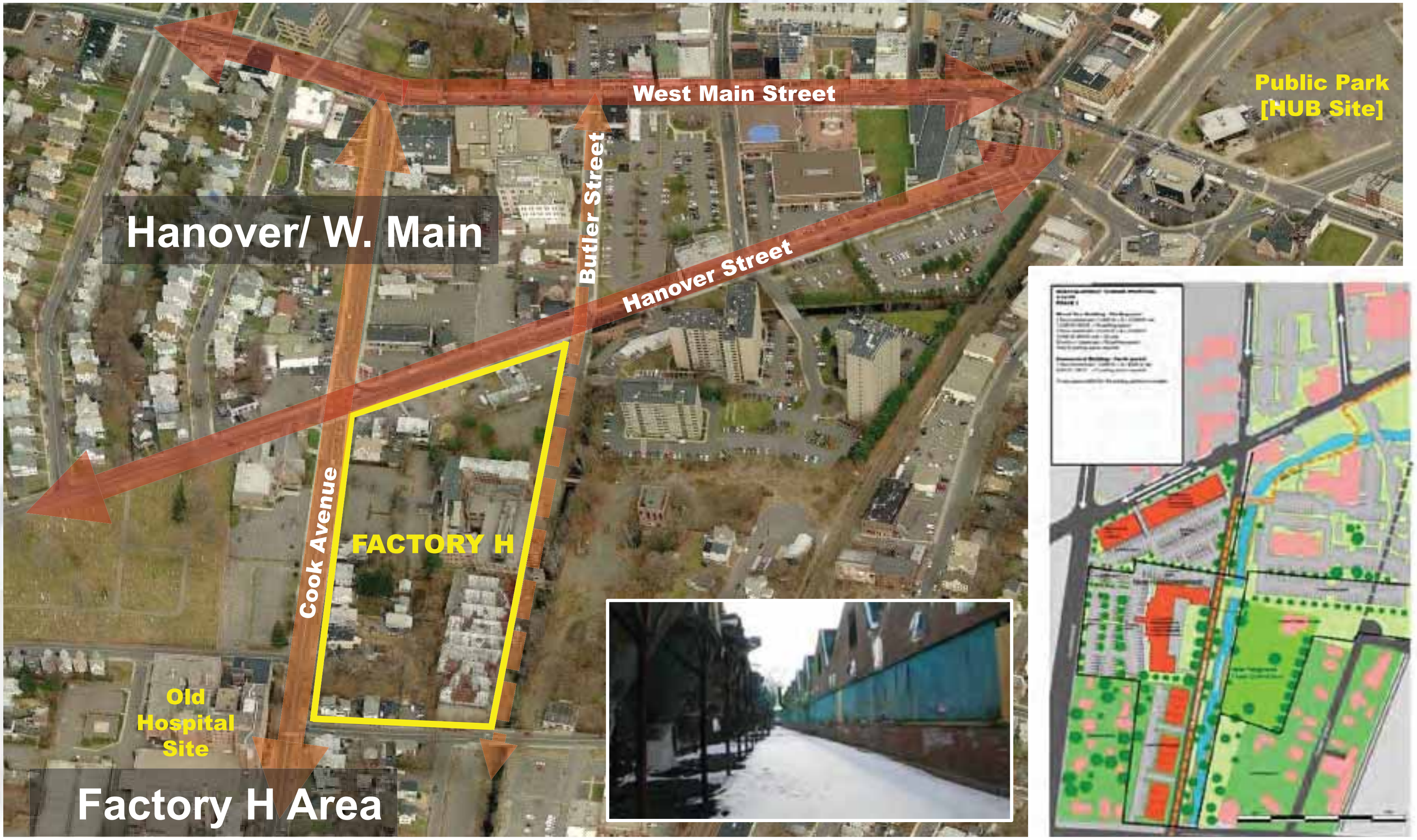
West Main Street
Public Park
[HUB Site]
Hanover/ W. Main
Butler Street
Hanover Street
Cook Avenue
FACTORY H
Old
Hospital
Site
Factory H Area

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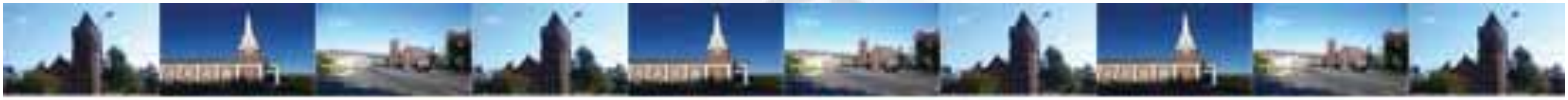
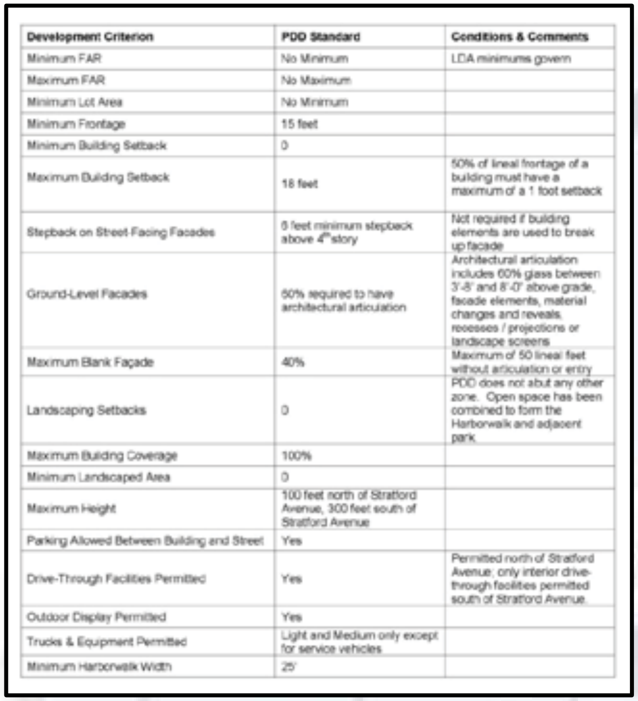
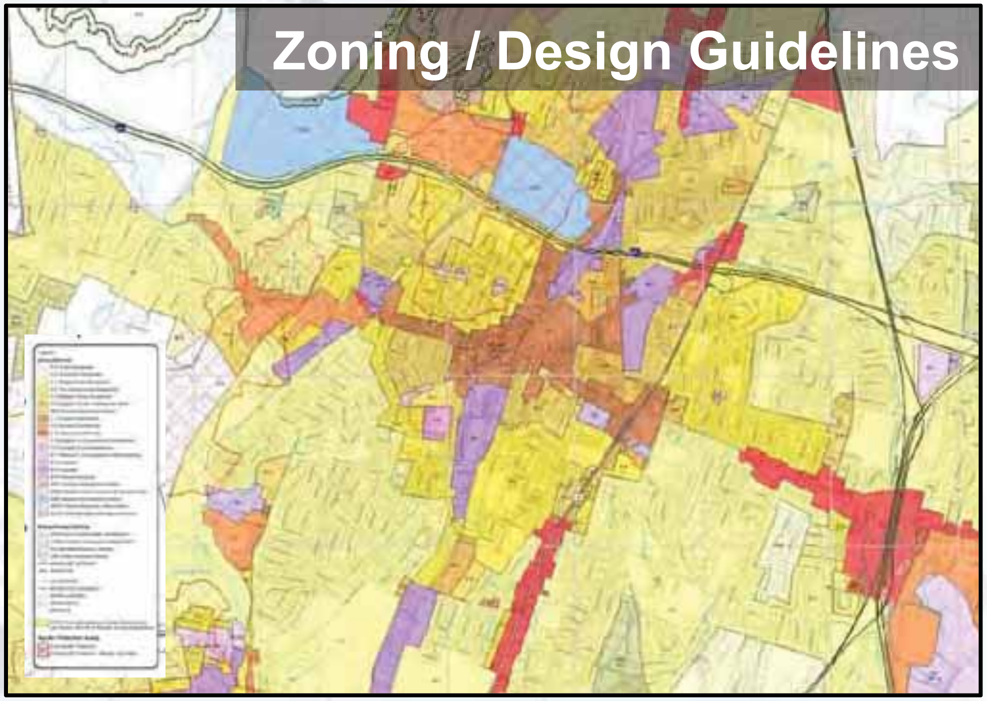
MERIDEN TOD

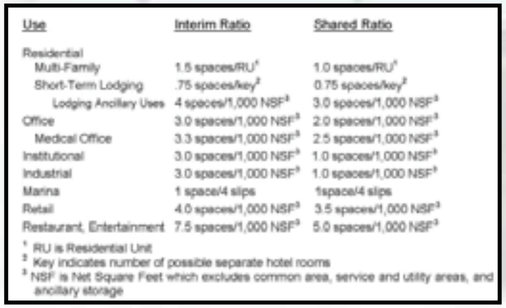


Zoning / Design Guidelines



Development Criterion	PDD Standard	Conditions & Comments
Minimum FAR	No Minimum	LDA minimums govern
Maximum FAR	No Maximum	
Minimum Lot Area	No Minimum	
Minimum Frontage	15 feet	
Minimum Building Setback	0	
Maximum Building Setback	18 feet	50% of lineal frontage of a building must have a maximum of a 1 foot setback
Stepback on Street-Facing Facades	8 feet minimum stepback above 4th story	Not required if building elements are used to break up facade
Ground-Level Facades	60% required to have architectural articulation	Architectural articulation includes 60% glass between 3'-8' and 8'-0' above grade, facade elements, material changes and reveals, recesses / projections or landscape screens
Maximum Blank Façade	40%	Maximum of 50 lineal feet without articulation or entry
Landscaping Setbacks	0	PDD does not abut any other zone. Open space has been combined to form the Harborwalk and adjacent park
Maximum Building Coverage	100%	
Minimum Landscaped Area	0	
Maximum Height	100 feet north of Stratford Avenue, 300 feet south of Stratford Avenue	
Parking Allowed Between Building and Street	Yes	
Drive-Through Facilities Permitted	Yes	Permitted north of Stratford Avenue; only interior drive-through facilities permitted south of Stratford Avenue
Outdoor Display Permitted	Yes	
Trucks & Equipment Permitted	Light and Medium only except for service vehicles	
Minimum Harborwalk Width	25'	



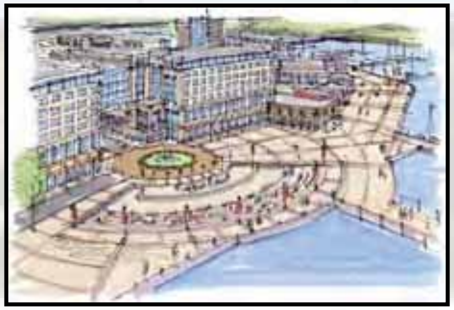


Use	Interim Ratio	Shared Ratio
Residential		
Multi-Family	1.5 spaces/RU[1]	1.0 spaces/RU[1]
Short-Term Lodging	.75 spaces/key[2]	0.75 spaces/key[2]
Lodging Ancillary Uses	4 spaces/1,000 NSF[3]	3.0 spaces/1,000 NSF[3]
Office	3.0 spaces/1,000 NSF[3]	2.0 spaces/1,000 NSF[3]
Medical Office	3.3 spaces/1,000 NSF[3]	2.5 spaces/1,000 NSF[3]
Institutional	3.0 spaces/1,000 NSF[3]	1.0 spaces/1,000 NSF[3]
Industrial	3.0 spaces/1,000 NSF[3]	1.0 spaces/1,000 NSF[3]
Marina	1 space/4 slips	1space/4 slips
Retail	4.0 spaces/1,000 NSF[3]	3.5 spaces/1,000 NSF[3]
Restaurant, Entertainment	7.5 spaces/1,000 NSF[3]	5.0 spaces/1,000 NSF[3]

[1] RU is Residential Unit

[2] Key indicates number of possible separate hotel rooms

[3] NSF is Net Square Feet which excludes common area, service and utility areas, and ancillary storage



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