

# The Hartford Line Transit-Oriented Development (TOD) Action Plan



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Annual Meeting



# Key Presentation Take-Aways

- **Deliberately build upon prior efforts** at the local, regional, and statewide levels to catalyze TOD
- **Proactively coordinate transit investments** with TOD planning to maximize economic development potential
- **Pursue and promote innovative partnerships** between State DOT and local municipalities to overcome hurdles for TOD implementation
- **Conduct an interactive process** (TOD “Desire & Readiness”) to attain locally-defined and context-sensitive TOD goals
- **Identify and advance actionable strategies** to move from plan to implementation

# Project Background:

## Funding through FTA Pilot Program for TOD Planning

- Goals of the FTA Pilot Program:
  - Support comprehensive planning in Capital Investment Grant (CIG) Program project corridors
  - Maximize chances of comprehensive planning implementation through partnerships
  - Support planning work that goes beyond what local agencies would usually fund themselves

### Press Releases



STATE OF CONNECTICUT  
GOVERNOR DANNEL P. MALLOY

Tuesday, September 15, 2015

**Gov. Malloy & Conn. Delegation: Connecticut Awarded Grant to Advance Economic Development Plans Across the Hartford Rail Line Corridor**

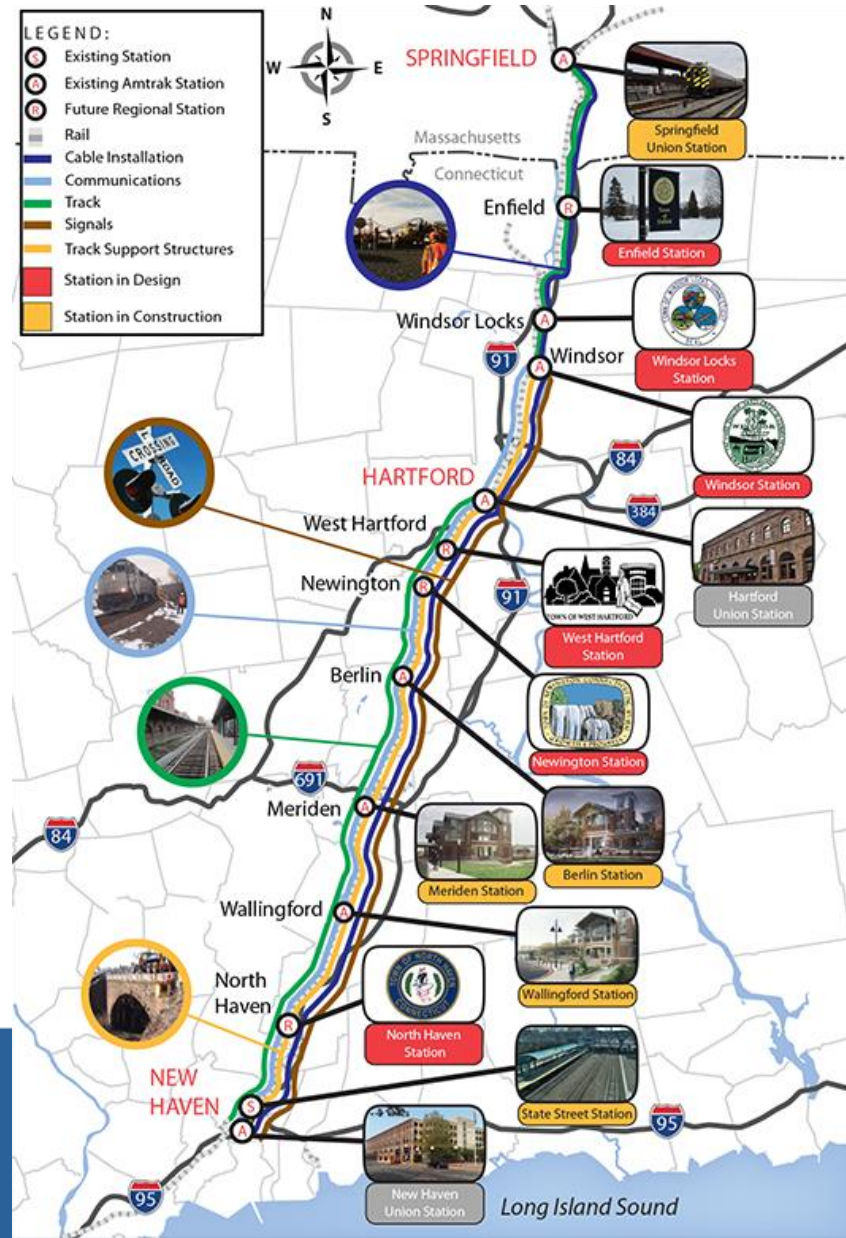




# Project Background: Coordination with NHHS Rail Program

"As a result of the expanded passenger rail service...we anticipate TOD projects in many towns along the 62-mile rail corridor."

- CTDOT Commissioner  
James P. Redeker



# Project Background

## NHHS Rail Program Summary

- \$1.1 billion program to provide more frequent, convenient, and faster passenger rail service beginning May 2018
- Phased capital improvements include double tracking, enhancing existing stations, and building new stations
- Overview of program benefits:
  - Improving the high speed and passenger rail system serving the Northeast
  - Expanding intermodal transportation options
  - **Encouraging economic development**
  - **Creating more livable and sustainable communities**

### Benefits Summary

#### TRANSPORTATION

- ▶ Car trips diverted to rail: 1.5 million
- ▶ Increase in passenger miles per year from 52 million to 133 million
- ▶ Ridership: 1.26 million new annual trips by 2030

#### ENVIRONMENT/SUSTAINABILITY

- ▶ Reduction in number of vehicles: 3.2 million
- ▶ Reduction in vehicle miles driven: 100+ million
- ▶ Fuel saved: 3.5+ million gallons

#### COMMUNITY

- ▶ Promotes development of active, vibrant communities
- ▶ Percent of population living within 25-mile radius of planned service: 80 percent
- ▶ Serves transit-dependent populations

#### ECONOMY

- ▶ Construction and related jobs: 13,000
- ▶ Connects regional travelers with local businesses

# Transit Investment Spurs Economic Growth and Increases Property Value

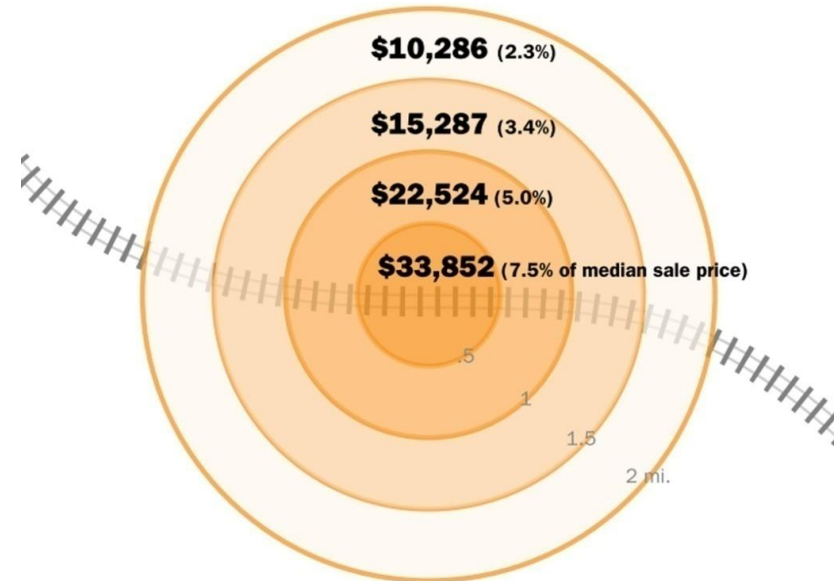
**For every \$1**   
communities invest in public transportation,  
**approximately \$4**  
is generated in economic returns.

WHERE PUBLIC TRANSPORTATION GOES  
**COMMUNITY GROWS**



[publictransportation.org](http://publictransportation.org)

Homes near train stations significantly gained in value after Midtown Direct, Montclair Connection and Secaucus Junction – an average of \$23,000 per home, with the highest gains closest to the stations



Median sale price (FY09 dollars): \$451,000

Average trip-time improvement: 12 minutes

Price increase over 9 years

# TOD Precedent along the Hartford Line: An Early Success Story in Meriden

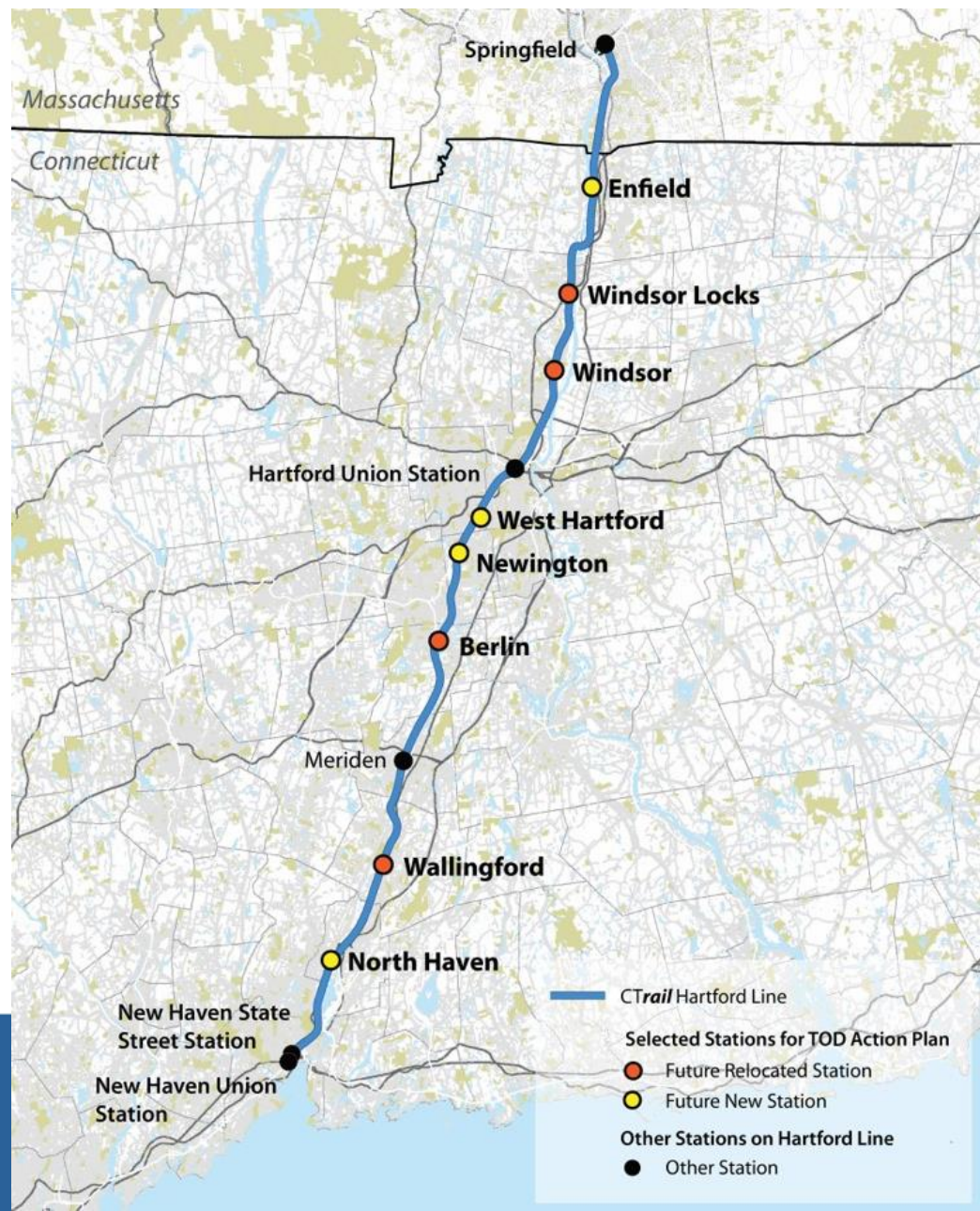
- Construction underway on mixed-use development
- Partnering with CTDOT for construction of parking garage





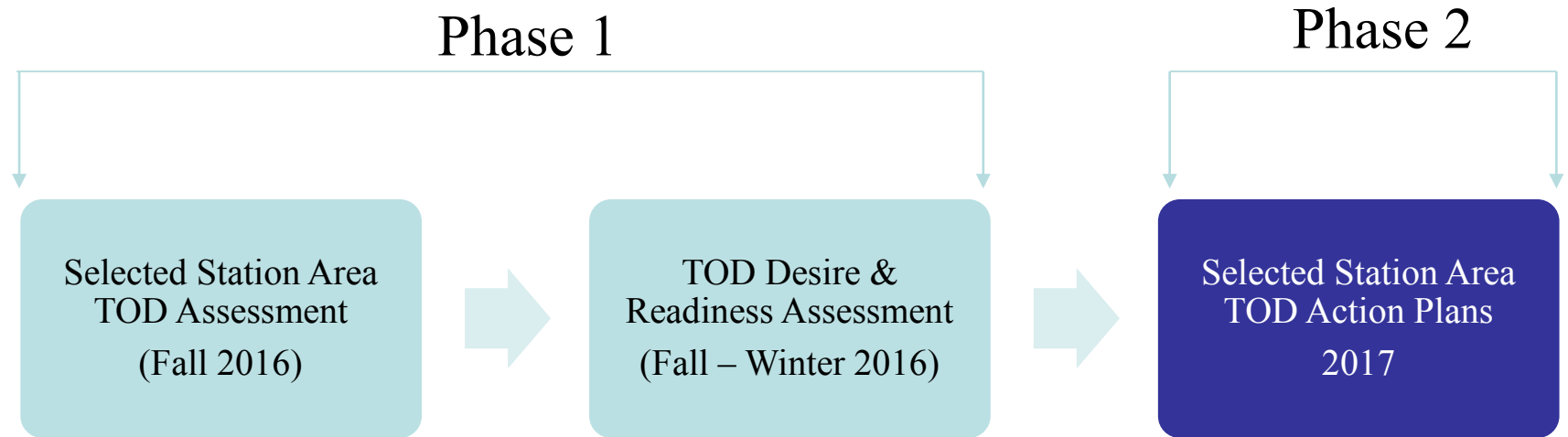
# Hartford Line TOD Action Plan Overview

- Eight (8) Selected Station Areas for TOD Action Plans:
  - Including future new and relocated stations along the Hartford Line
- Other station areas addressed through identification of corridor-wide station area typologies





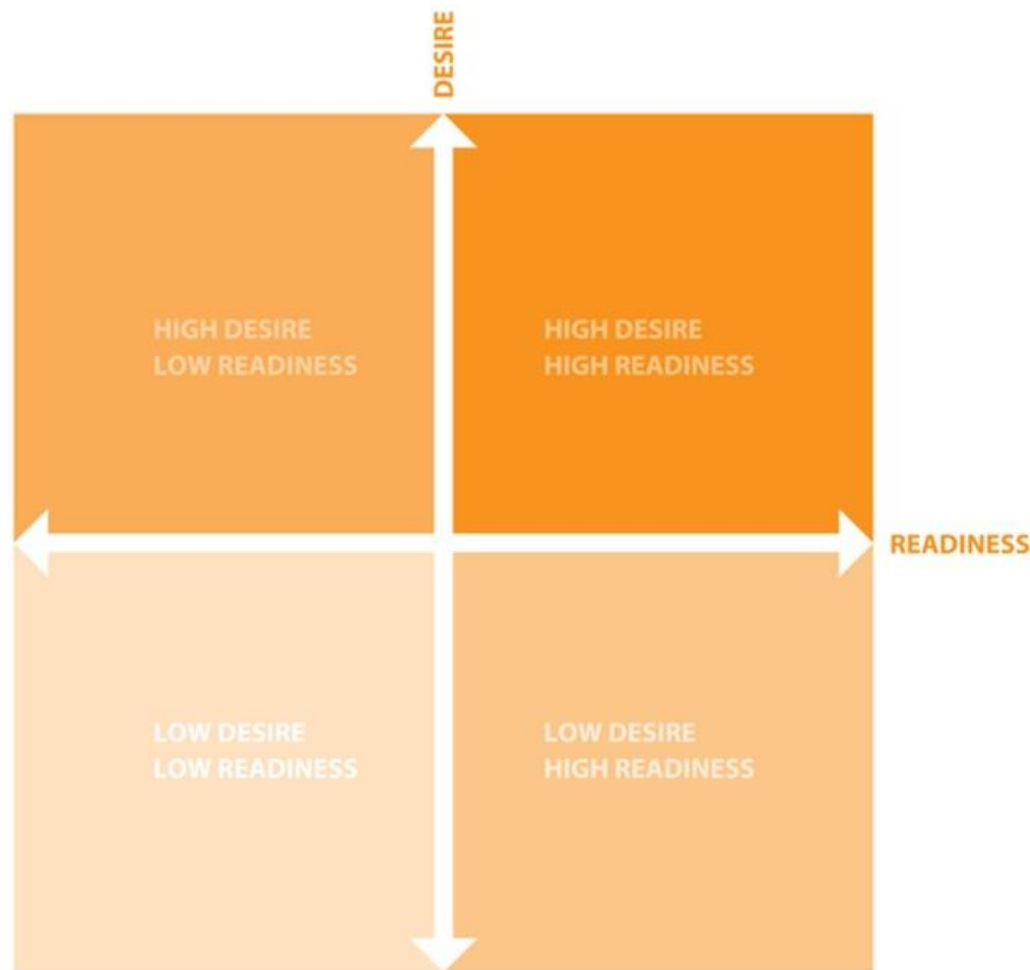
# Project Overview and Status



# TOD “Desire & Readiness” Assessment:

## Four key criteria (and examples of relevant considerations)

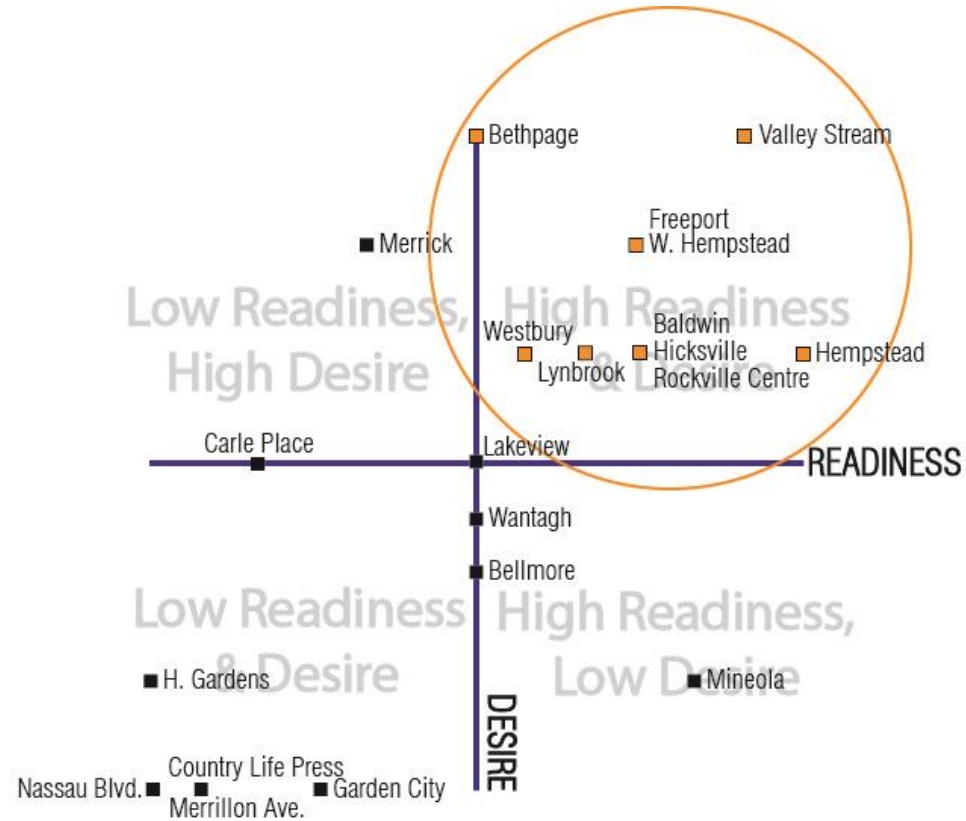
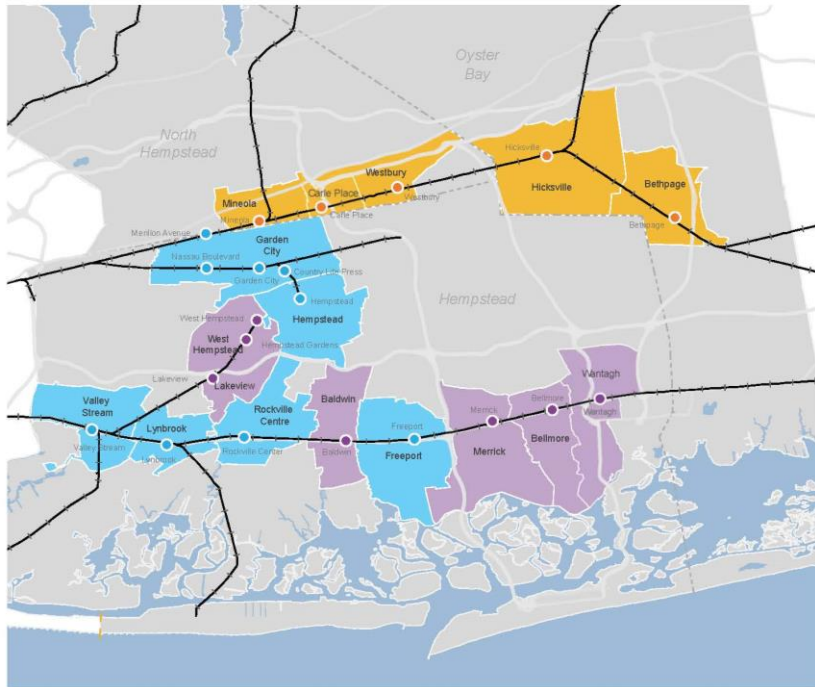
- Physical suitability
  - Potential TOD sites (vacant, underutilized, etc.)
  - Pedestrian/bicycle accessibility; connectivity of roadway network
- Plans in place
  - TOD plans
  - Zoning regulations
  - Available funding sources
- Developer interest
  - Recently completed projects
  - Ongoing projects
  - Potential future projects
- Local leadership
  - Degree of public support for TOD
  - Local leaders/orgs. that support TOD



# "Desire & Readiness" Precedent: Catalyzing TOD in Nassau County, NY around LIRR stations

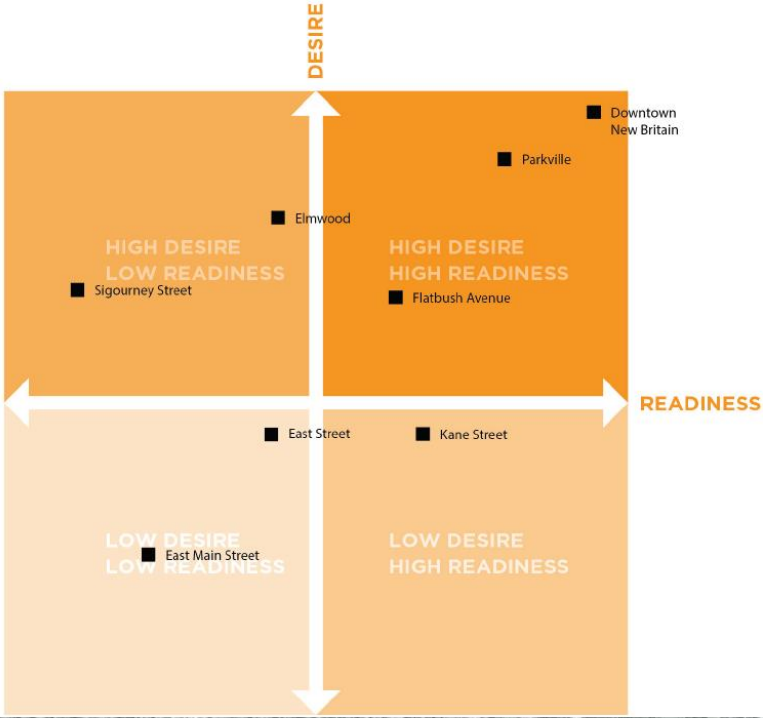
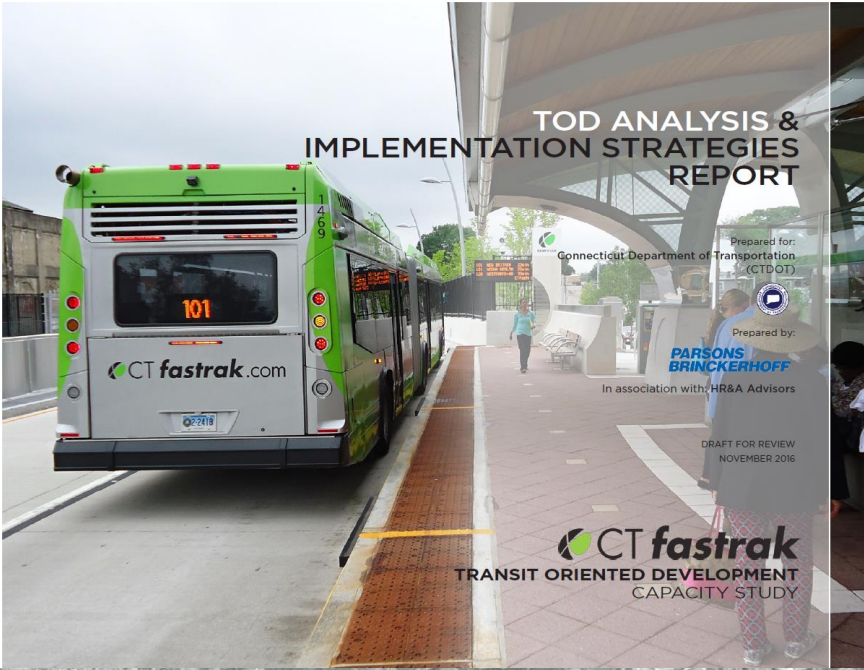
Nassau County Infill Redevelopment Feasibility Study

## Places & Stations





# Applying the “Desire & Readiness” Framework to BRT: The CTfastrak TOD Capacity Study





# "Desire & Readiness" Workshops to Inform TOD Action Plans



Workshop with Town of Wallingford (10/14/16)



Workshop with Town of Enfield (10/19/16)



Workshop with Town of Windsor Locks (10/20/16)



Workshop with Town Windsor (11/16/16)

# From “Desire & Readiness” to Implementation: Categories of Recommendations

## 1. TOD Proposition

Specific recommendations for development, funding/financing, branding, partnership opportunities or market-based redevelopment strategies

## 2. Public realm improvements to support TOD

Complete Streets enhancements and aesthetic improvements to publicly owned streets, pathways, parks and open spaces that are essential to attracting and sustaining a transit-oriented community

## 3. Planning & public policy measures to promote TOD

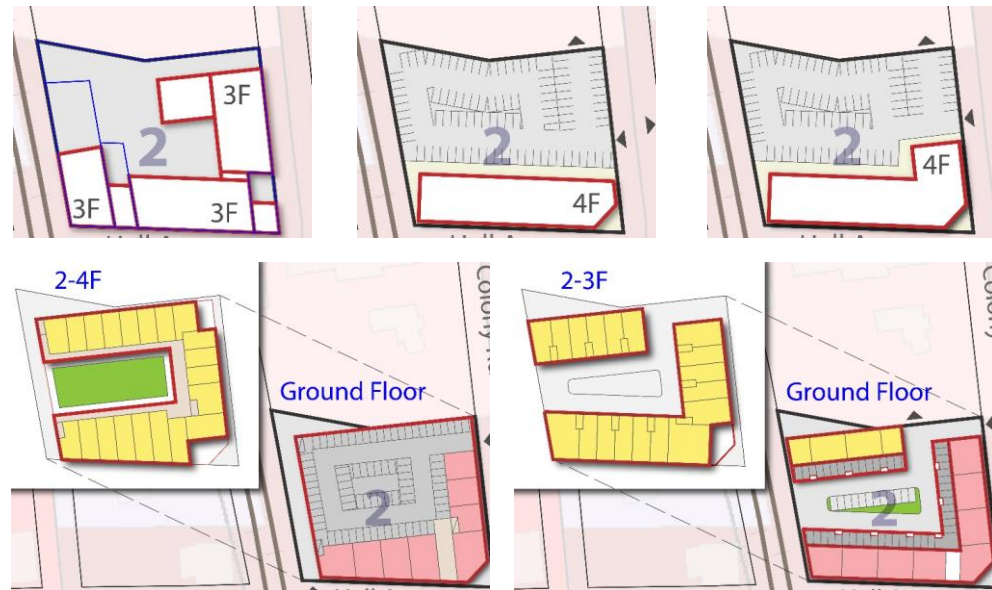
Regulatory recommendations to incentivize and encourage TOD

**Strategic actions tailored to each station area**



# Collaborating with Municipalities to Advance Actionable Strategies for TOD

- **North Haven:** pursue complete streets funding
- **Wallingford:** assess development feasibility on priority sites
- **Berlin:** prepare site-specific development concept to complement local TOD plan
- **West Hartford:** conduct build-out analysis and zoning strategy
- **Windsor:** develop parking management strategy
- **Windsor Locks:** conduct station design peer review and identify inter-municipal connectivity improvements
- **Enfield:** provide strategic guidance through a TOD blueprint/roadmap to leverage complementary initiatives



Wallingford: sample development scenarios

**“We are getting closer each day...”**

“Creating the Hartford Line is just one part of our efforts toward building a best-in-class transportation system for Connecticut residents that **drives growth, attracts businesses, and stimulates job creation, all while improving the overall quality of life for our residents.**”

- Governor Dannel P. Malloy



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