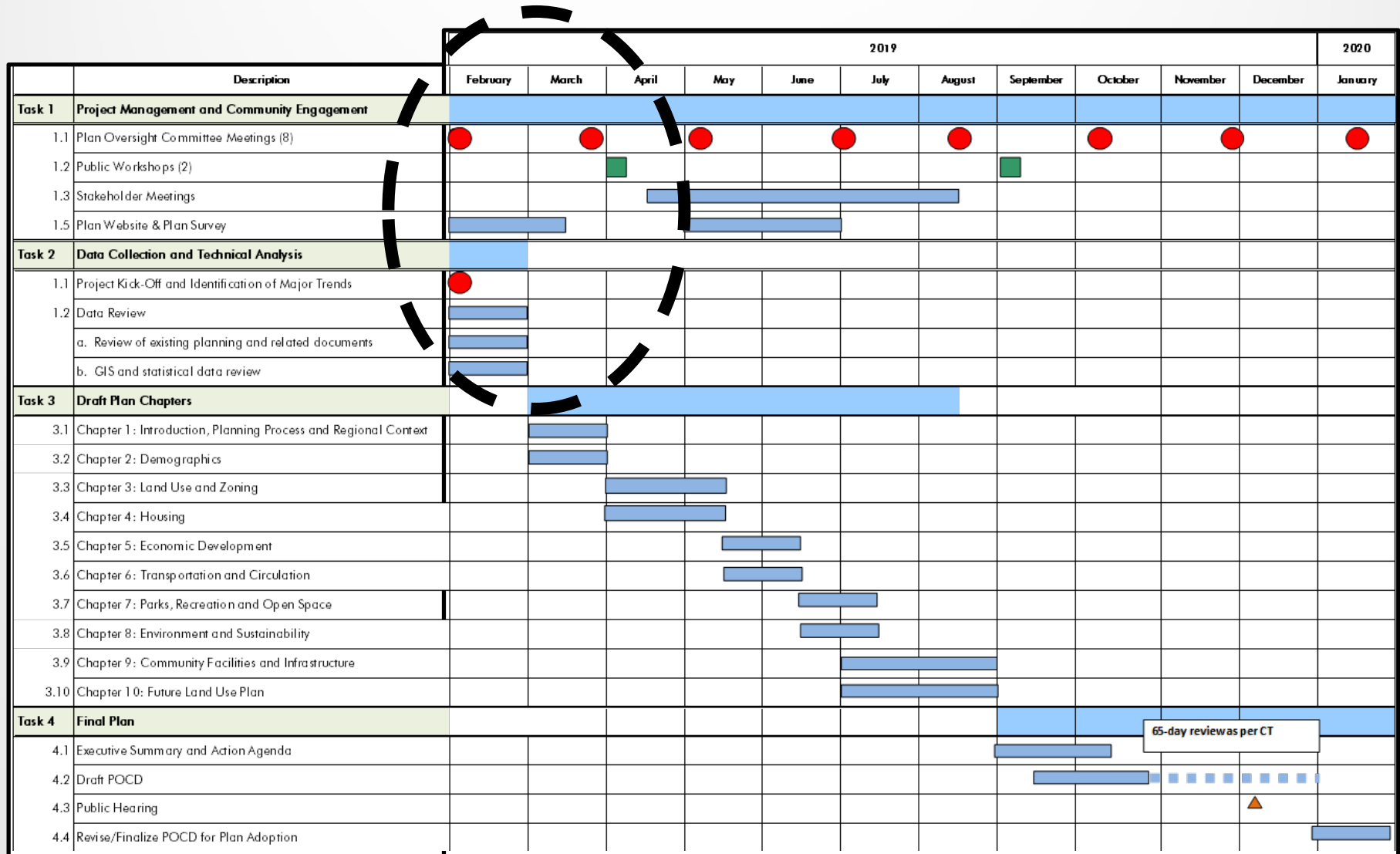


City of Meriden Plan of Conservation and Development

POCD Steering Committee Meeting

March 20, 2019

SCHEDULE





CITY OF MERIDEN - PLAN OF CONSERVATION AND DEVELOPMENT (POCD)

[Home](#)[Documents & Resources](#)[News and Meeting Updates](#)[Contact and Feedback](#)

Get Involved

The planning process includes a number of opportunities for outreach and feedback including City-wide public workshops, neighborhood meetings, and a public survey. The first public workshop will be held on April 11th.

[Click for Information about Public Workshop on April 11th](#)

What is a Plan of Conservation and Development?

[En español](#)

Meriden is in the process of updating its POCD, which is in effect, a “blueprint” for the City. The POCD outlines Meriden’s vision for the future and provides community-established principles for the orderly and balanced future economic, social, physical, environmental, and fiscal development. The document provides guidance to elected officials and decision-makers when they make land use, zoning and capital investment decisions.

The POCD relies heavily on community outreach, stakeholder interviews, and existing plans and studies completed by the City and other agencies. Of note is the Meriden’s prior POCD, which was adopted in March 2009. According to Connecticut law, municipalities are required to update their POCD every 10 years. The 2019 POCD represents the City’s continuing effort to ensure that its planning policies and land use goals and objectives remain current and represent the issues affecting Meriden.

[Download Adopted 2009 POCD](#)

PUBLIC WORKSHOP

Public Workshop #1

Thursday April 11th
7:00 - 9:00 PM

Board of Education Meeting Room – 3rd floor
22 Liberty Street



PUBLIC WORKSHOP

- Agenda
 - Presentation
 - Town Hall Meeting
 - “Dot Point Exercise”
- Public Outreach
 - Flyer (English and Spanish)
 - E-blast
 - Press
 - Social Media
 - Website (English and Spanish)

CITY OF MERIDEN PLAN OF CONSERVATION AND DEVELOPMENT (POCD)

PUBLIC WORKSHOP

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Thursday, April 11th
7:00 - 9:00 PM

Board of Education Meeting Room
3rd floor
22 Liberty Street, Meriden, CT

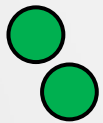
Come and share your ideas!

For more information, visit www.MeridenPOCD.weebly.com

CONFIRM 2009 GOALS (IN ACTION AGENDA)



GOAL: Enhance the Visual Appearance and Vitality of Meriden's Neighborhoods.



GOAL: Maintain and Enhance the Contributions of Historic Resources and Open Space to Meriden's Community Character.



GOAL: Identify, market and, in some selected cases, acquire vacant or under-utilized industrial and commercial properties.

Etc.....

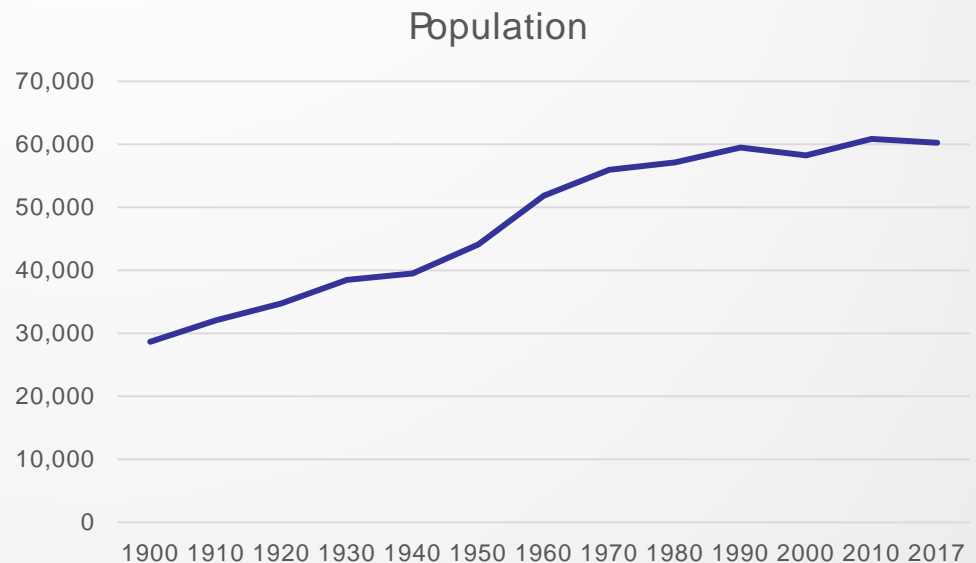


PRESENTATION/DISCUSSION TOPICS

- Preliminary Existing Condition Analysis
 - Demographics
 - Socioeconomic Trends
- Projects that have been completed since 2009
- Upcoming POCD Steering Committee Meeting Topic:
 - Land Use (Land Use map in progress)
 - Housing
 - Transportation and Circulation
 - Community Facilities
 - Recreation and Open Space
 - Environment and Sustainability

POPULATION/DEMOGRAPHICS

- Largest population increase was during Post WWII Baby Boom between 1950-1960.
- Population grew moderately until 1990, declined by 2.1 percent in 2000, then increased by 4.5 percent to it's highest level of 60,068 in 2010.
- Population declined slightly (-1%) from 2010 to 2017.



Census	Population	Numeric Change	% Change
2000	58,244	-1,235	-2.1%
2010	60,868	2,624	4.5%
2017 *	60,241	-627	-1.0%

Sources: American Fact Finder Census 1990, 2000, 2010 and American Community Survey 2017.

POPULATION

- The slight decline in population of 1% is consistent with decline/slow growth in surrounding area.
- Although Berlin and Southington had modest population increases in 2017, both were considerably lower than the 2010 increases.

COMMUNITY	2010-2017 Change	2010-2017 % Change
MERIDEN	-627	-1.0%
Berlin	718	3.6%
Cheshire	13	0.0%
Middlefield	-23	-0.5%
Middletown	-901	-1.9%
Southington	748	1.7%
Wallingford	-144	-0.3%
New Haven County	-350	0.0%
Hartford County	3403	0.4%
Middlesex County	-1566	-0.9%

Sources: American Fact Finder Census 2000, 2010 and American Community Survey 2017.

HOUSEHOLDS

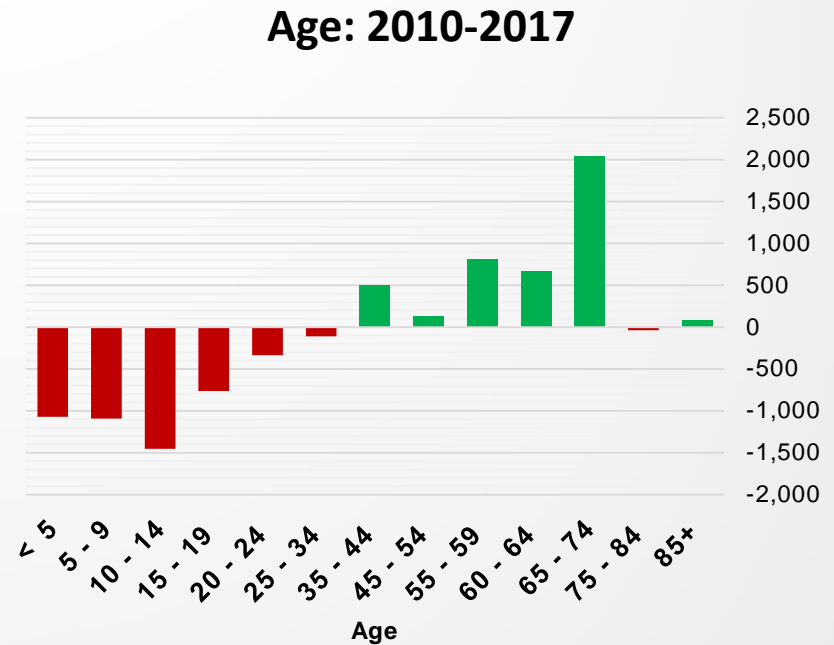
- The number of households grew by 8.9% between 2000 and 2017.
- The proportion of Family households dropped significantly during same time period. Both the number and percent of Families with Children under 18 declined significantly.
- Number of Householders Living Alone increased significantly and the proportion of Single person Households increased by about 9 percent.
- Average Household Size and Average Family Size were about the same in 2010 and 2000.

	2000	2010	2017	% of Total
Total population	58,244	60,868	60,241	
Total Households	22,951	23,977	26,109	
Family	14,960	15,304	14,736	56.40%
Non-Family Households	7,991	8,673	11,373	43.60%

Sources: American Fact Finder Census 2000, 2010 and American Community Survey 2017.

AGE

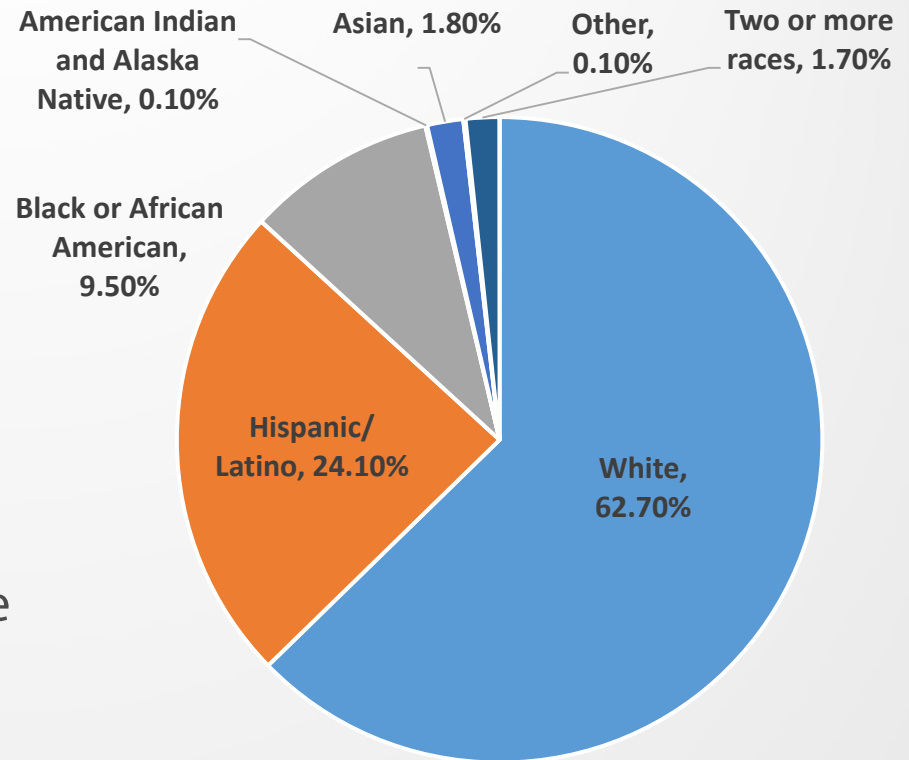
- Declines in the 6 youngest age groups (0 – 35 years)
- Population under 19 decreased by 4,377 or 27% between 2010 and 2017
- Increases in older populations, including Baby Boomers (54-74 year cohort increased 53%)



Sources: American Fact Finder Census 1990, 2000, 2010 and American Community Survey 2017.Age

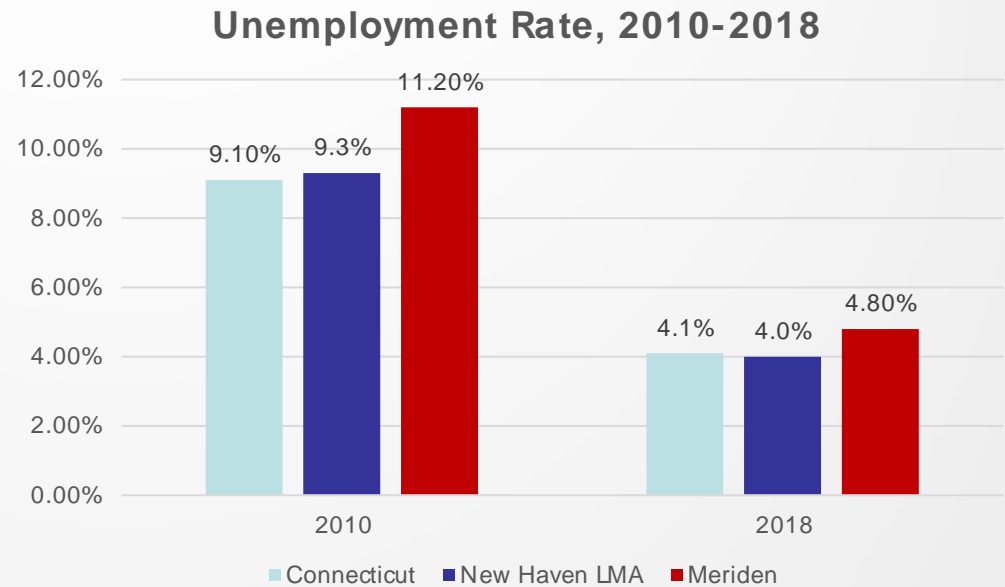
RACE AND ETHNICITY

- Meriden is ethnically diverse. The largest proportion of the population was Hispanic in 2000, 2010 and 2017
- Approximately one quarter of Meriden's population is of Hispanic origin. 17.4% decrease in Hispanic population from 2010-2017.
- Largest percentage increase was in the American Indian population with 350 additional people (+115.9%).
- Declines occurred in both the Other Race and Two or more Races categories, while both the White and Black categories increased.



LABOR FORCE

- Unemployment in Meriden dropped from 11.2% to 4.8% between 2010 and 2018—an increase of more than 1,000 employed residents.
- Unemployment rates are higher in Meriden than in the New Haven LMA or in CT.
- Median household income is \$57,350 in 2017—22% less than CT and 33.6% less than the New Haven LMA.

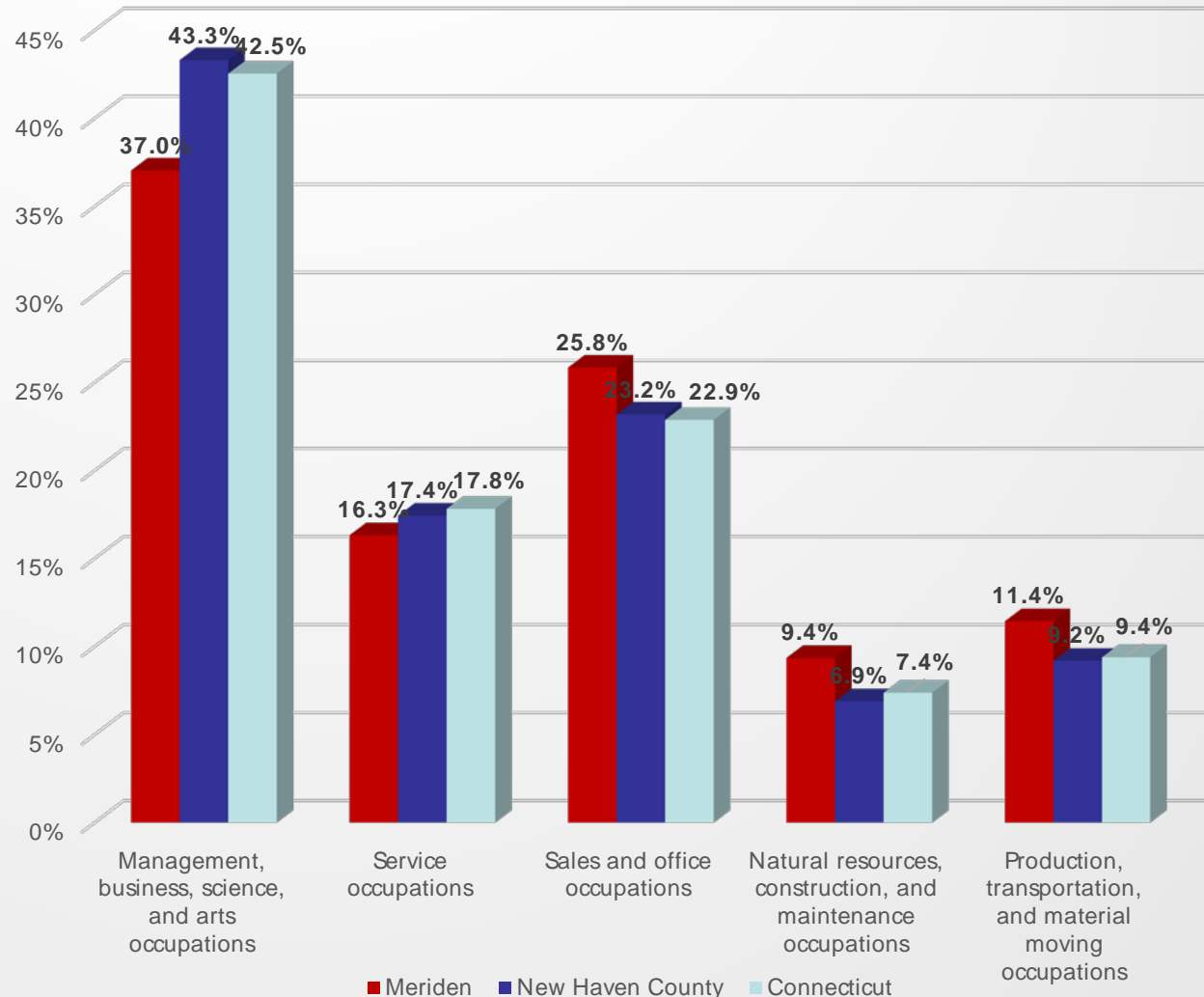


Source: CTDOL LAUS 2010-2018

LABOR FORCE DEMOGRAPHICS

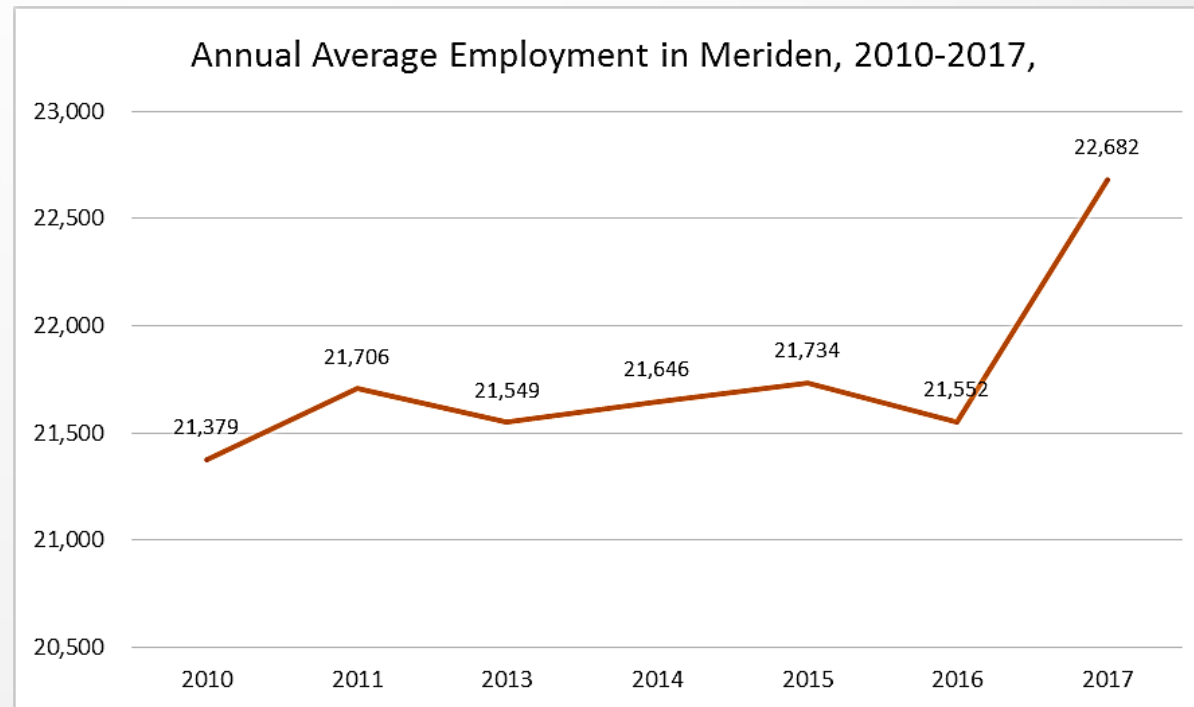
- Meriden's median age is 42.6, compared to the 40.8 in CT overall.
- Educational Attainment is not as high in Meriden as in LMA.
 - 38.7% high school graduates
 - 24.8% Bachelor's Degree or Higher
- Meriden's labor force is significantly more likely to work in production and trades than the New Haven LMA or CT.

Occupational Shares 2017



EXISTING CHARACTERISTICS OF MERIDEN'S JOB BASE

- There are over 1,600 businesses within Meriden – 78% work in businesses with fewer than 10 employees.
- The greatest numbers of jobs are in Health Care, Retail, Admin & Support, and Government.
- 28.8% of Meriden jobs are held by Meriden residents.
- The annual average wage in Meriden is \$50,903.

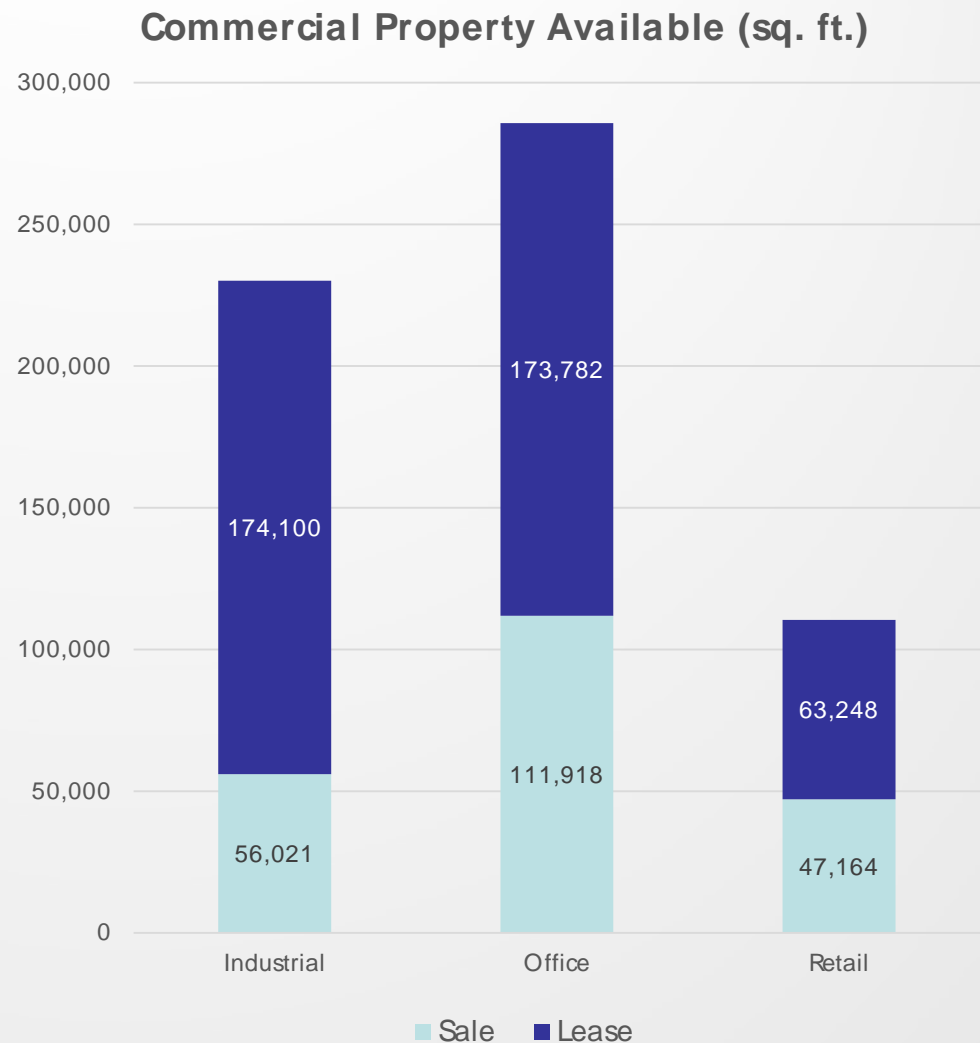


Source: CTDOL QCEW 2010-2017

COMMERCIAL REAL ESTATE AVAILABILITY

Meriden commercial property 626,233 sf in 37 listings.

- For Sale:
 - 8 Office (\$97.07 psf)
 - 5 Retail (\$87.30 psf)
 - 4 Industrial (\$64.96 psf)
- For Lease:
 - 11 Office (\$15.05 psf)
 - 4 Retail (\$14.55 psf)
 - 5 Industrial (\$6.19 psf)
- *Will look at comparable municipalities in the region for comparison.*



Source: Loopnet, March 2019

AREAS FOR FURTHER EXAMINATION

- Industry Mix: Meriden's competitive advantages and disadvantages within the New Haven LMA
- Opportunities to return parcels to tax roll: 608 Meriden properties are tax exempt—332 are owned by the City.
- Gap between housing costs and local wages: Median rents and housing prices are 10-15% higher than what is affordable to the average Meriden job holder.
- Site-specific strategies for Meriden Station TOD
- Future of the Meriden Mall
- Connecting existing labor force to new jobs.

SIGNIFICANT PROJECTS COMPLETED SINCE 2009



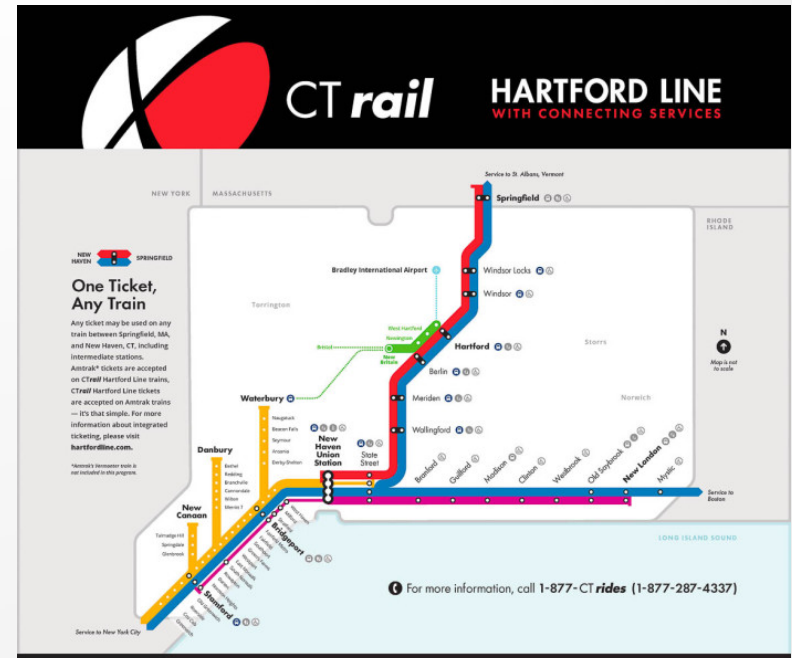
TOD DISTRICT INITIATIVES

- City completed TOD master plan, market and financial analysis
- Adopted TOD District zoning regulations.
- HUB site redeveloped into Meriden Green, a 14 acre public park that acts as a flood control device. Development pads reserved on Mill Street and Pratt Street.
- \$467 million New Haven-Hartford-Springfield commuter rail project.



RECENT TRANSPORTATION PROJECTS

- Connecticut Department of Transportation (CTDOT) acquired Meriden Intermodal Transit Center and opened CTrailHartford Line and Meriden Station.
- CTDOT launch of CTrail Hartford Line rail service (June 2018)
- CTDOT completed demolition of 88 State Street for commuter parking.



RECENT TRANSPORTATION PROJECTS

- Reconstructed West Main Street sidewalks from Cook Avenue to South Grove Street.
- Completed 35% of traffic engineering for complete streets design plan for the TOD District
- Updated downtown parking study and implemented pilot downtown shuttle loop.
- Bump out removal in downtown area



Downtown Parking Study – Short Term Recommendations

RECENT DEVELOPMENT ACTIVITY

- City procured private developers to redevelop four City-owned sites totaling approximately 15 acres within the TOD District.
- Partnered with a private developer to construct a 63-unit, 11,000 square foot commercial use TOD at 24 Colony and a 273-space parking structure.
- C-Town Supermarket opened in 2014



24 Colony

RECENT DEVELOPMENT ACTIVITY

- Meriden Commons
 - Demolition and environmental work
 - Meriden Commons I: 75 mixed-income apts and 5,400 SF of commercial space.
 - Meriden Commons II: 76 mixed-income apartments with 1,300 SF of commercial space.
- Vacant City-owned lots sold for infill development through the EDTF/Council/Planning Commission review process.



Meriden Commons I

RECENT STUDIES AND PLANS

- Meriden Choice Neighborhoods Transformation Plan (2015)
- SCRCOG Studies
 - First Mile Last Mile (2016)
 - Regional TOD Plan (2015)
 - Long Range Transportation Plan (2015 update)
 - Congestion Management Process (2015)
- Development feasibility studies
 - South Mountain Road
 - Hall Farms Site
- Come Home to Downtown Report (2015), developed in cooperation with CT Main Street Center (CMSC) and local property owners.



RECENT ECONOMIC DEVELOPMENT INITIATIVES

- Making Meriden Business Center (2018)
 - Work with existing and potential businesses on a daily basis
 - Art Pop-Up at 5 Colony St
 - Art Consortium Meeting group
- Brownfield Redevelopment
- ED works with property owners. ED also promotes Enterprise Zone and other incentives to help spur development.
- NPP program offers home improvement loans at low interest rates.



Making Meriden Business Center

RECENT ECONOMIC DEVELOPMENT INITIATIVES

■ Incentive Programs

- Facade grants for commercial businesses/properties in TOD/Downtown (funded through CDBG).
- Meriden's Manufacturing Assistance Program (MAP)
- C-Pace a State of CT Energy Program
- East Main Street incentive zone created in 2014 to promote infill development and improve properties along East Main Street.



Incentive Zone – East Main Street Corridor
(C2 and C3 Districts)

OTHER PROGRAMS

- Historic Resource Inventory Phase 1 (2014)
- City of Meriden Downtown Beautification Program, Community Economic Development Fund (CEDF)
- Meriden Linear Trails Study (SCRCOG, 2012)
- Meriden 2020 Website

Transportation, parks, open space, community facilities, etc. will be discussed at upcoming meeting

STAKEHOLDER OUTREACH

- Letter to Boards/Commissions/Committees (See handout)

- Preliminary Focus Group List:
 - Land Use and Zoning
 - Traffic and Safety
 - Parks & Open Space
 - Neighborhood & Cultural Resources
 - Good Governance
 - Economic Development
 - Health and Human Services
 - Utilities and Public Works/Engineering

- Meetings to be scheduled April-May

NEXT STEPS

- Homework:
 - Review and add to “Recent Projects”
 - Review Action Plan – online spreadsheet (link sent by Planning Dept)

- Discussion topic for next meeting:
 - Transportation and Circulation
 - Community Facilities
 - Parks, Open Space, Natural Resources
 - Cultural and Historic Resources

- Set date for next POCD Steering Committee meeting (May?)

- Public Meeting (April 11)