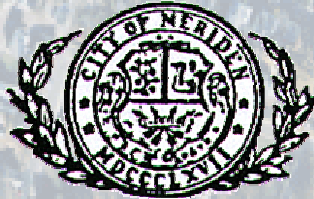


Public Informational Meeting **Flood Control & Site Remediation** **Meriden, Connecticut**



Presented by:
The City of Meriden



Milone & MacBroom, Inc.
Cheshire, Connecticut

in association with

Metcalf & Eddy, Inc.
Wallingford, Connecticut

September 26, 2007



AGENDA

Larry J. Kendzior, City Manager
City of Meriden, Connecticut

Christopher G. Donovan
House Majority Leader
Connecticut General Assembly

Welcome

Robert J. Bass, P.E.
Director of Public Works
City of Meriden, Connecticut

**Building Demolition and Site Work
Progress to Date**

Nicolle E. Burnham, P.E.
Associate, Water Resource Engr.
Milone & MacBroom, Inc.

**HUB Site Role in Harbor Brook Flood
Control Plan**

John L. Albrecht, L.E.P.
**Associate & Brownfields Practice
Leader - Metcalf & Eddy**

**Summary Findings of Environmental
Assessment, Interim Remediation Undertaken
at the Hub Site, and Future Remediation**

Sean W. Moore, President
Greater Meriden Chamber of Commerce

**Role of HUB Site in the Regional Transportation
System and the Hartford-New Haven Commuter
Rail Project**

Peggy Brennan
Director of Economic Development
City of Meriden, Connecticut

**Economic Development Opportunities at the
HUB Site**

Mark Arigoni, L.A.
Associate & Project Manager
Milone & MacBroom, Inc.

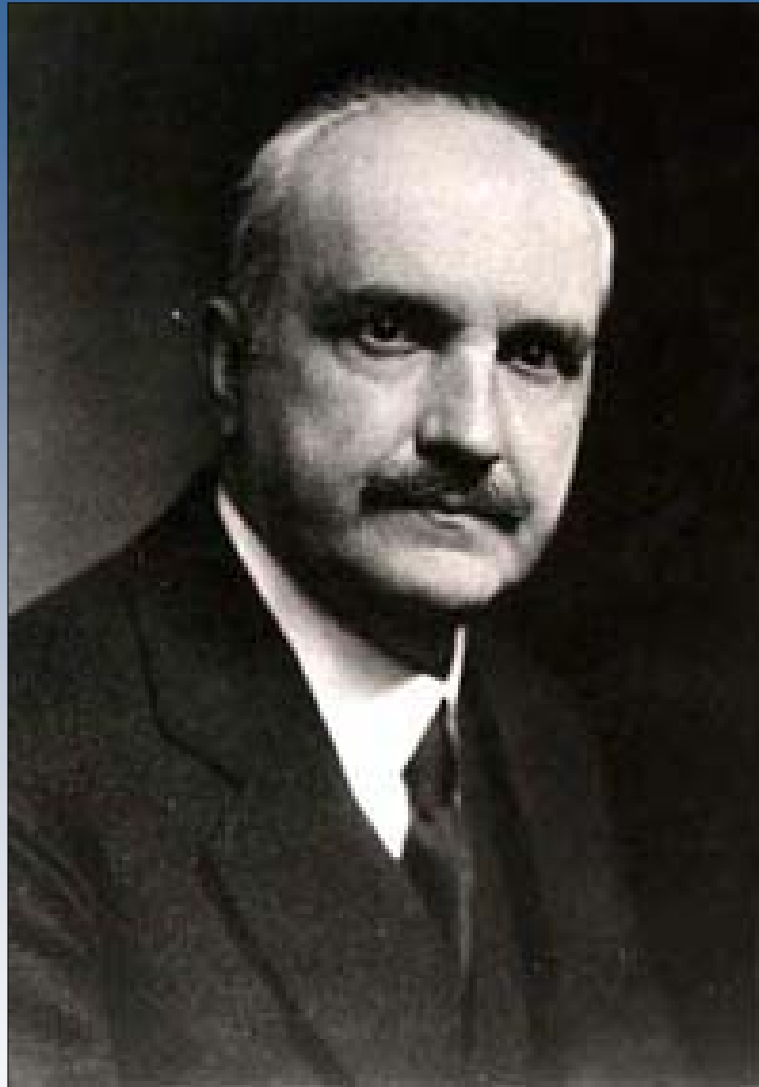
Presentation of the HUB Site Reuse Concept Plans



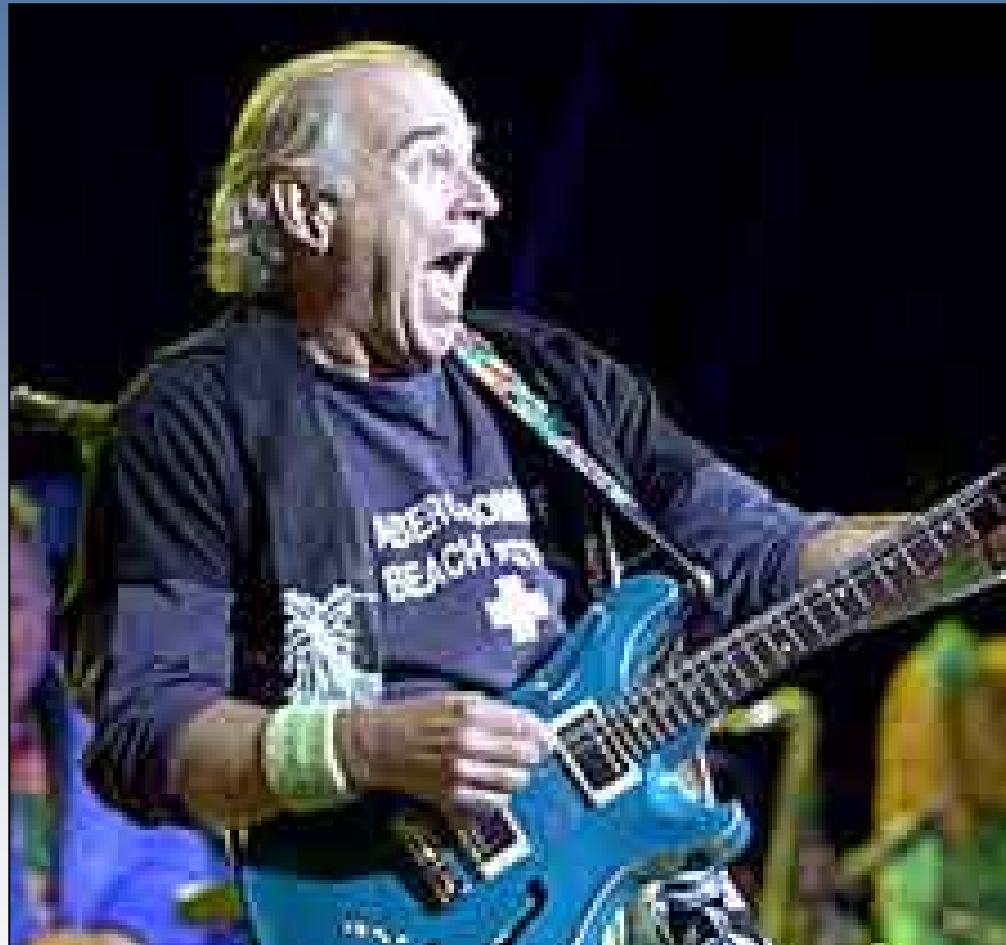
Welcome

Larry Kendzior
City Manager
City of Meriden, Connecticut

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Connecticut General Assembly

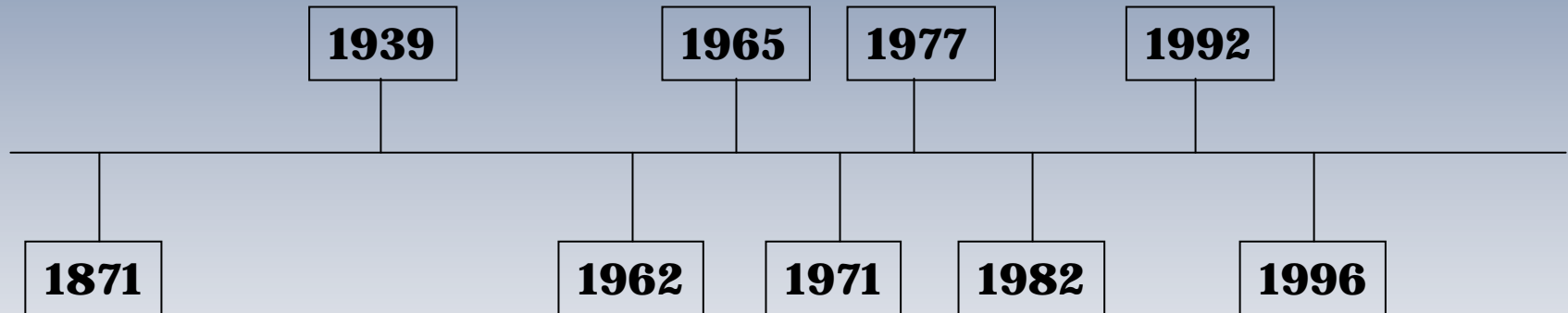


George Santayana
b.1863-1952





Major Flooding Events





*State Street flooded June 7, 1992.
Courtesy Record-Journal Archives*



*Police cruiser under water on
Hanover Street during the flood on
June 7, 1992.
Courtesy Record-Journal Archives*



*Westfield Road bridge and walkway
washed out by a raging Harbor Brook
on June 7, 1992.
Courtesy Record-Journal Archives*



*Meriden residents Randy McPherson
and Tim Martin paddle through
the streets of downtown Meriden
on Hanover Street past Verdolini's
Restaurant On June 7, 1992.
Courtesy Record-Journal Archives*



Committed Public Funds To Date

\$250,000 CT Dept. of Economic Development Grant for Redevelopment Plan and Market Analysis (2005)

In-kind US EPA and CT DEP Targeted Site Assessment Grant for Phase II Site Assessment

\$2,000,000 CT Dept. of Economic Development for HUB Demo (2005)

\$240,000 US EPA for Brownfields Assessment and Clean Up (2006)

\$262,430 US EPA Special Purpose Grant for Flood Control and Demolition Activities (2005)

\$176,150 City of Meriden General Funds for Engineering & Design Work (2006-2007)



Pending Grant Requests

\$10M State Appropriation Request for Implementation of Flood Control Work at HUB Site

\$250,000 Federal Highway Authority for Planning of the Intermodal Transportation Center at the HUB site

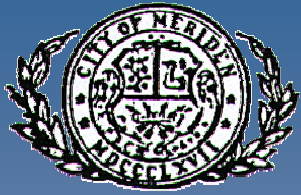
\$2M US Economic Development Administration for Economic Development Activities at the HUB Site

Administrative Request to ConnDOT to Incorporate HUB Reuse Plan into Environmental Assessment for Hartford-New Haven Commuter Rail Project



Many Additional Funding Opportunities

	<u>Economic Development</u>	<u>Transportation</u>	<u>Flood Control/Park Development</u>	<u>Environment/ Energy/Green Development</u>
<u>Local</u>	General Fund		Local Flood Control Bonds or Assessments	
<u>State/Quasi State</u>	CBRA Grants and Loans, DECD Tax Incentives, CT Urban Act Grants	State Bond Funds, ConnDOT-Commuter Rail	CT DECD Grants, CT DEP Grants	CT DPUC
<u>Federal</u>	US EDA Grants, HUD Home Funds, HUD Brownfields	TSCP, SAFET-LU	FEMA, Army Corp, Earmarks	HUD CDBG, USEPA, USDOE
<u>Private/ Non-Profit</u>	Private Funding for Commercial, Retail, Housing Development		Private Development Fees or Assessments	NU, CT Clean Energy Fund



Overview of “HUB” Project in
Downtown Meriden
Building Demolition and Site Work
Progress to Date

Robert J. Bass, P.E.
Director of Public Works
City of Meriden, Connecticut



*A view of flooding
in the streets from
the hurricane
of 1938 looking
north on State
Street, Meriden.
Courtesy Meriden Public
Library*

*Flooding in the streets
from the hurricane of
1938 at the intersection
of Hanover and Grove
streets, Meriden.
Courtesy Meriden Public Library*



*Aftermath of the
September 1938
hurricane on
Washington Street,
Meriden.
Courtesy Laura Walthole*



*State Street flooded June 7, 1992.
Courtesy Record-Journal Archives*



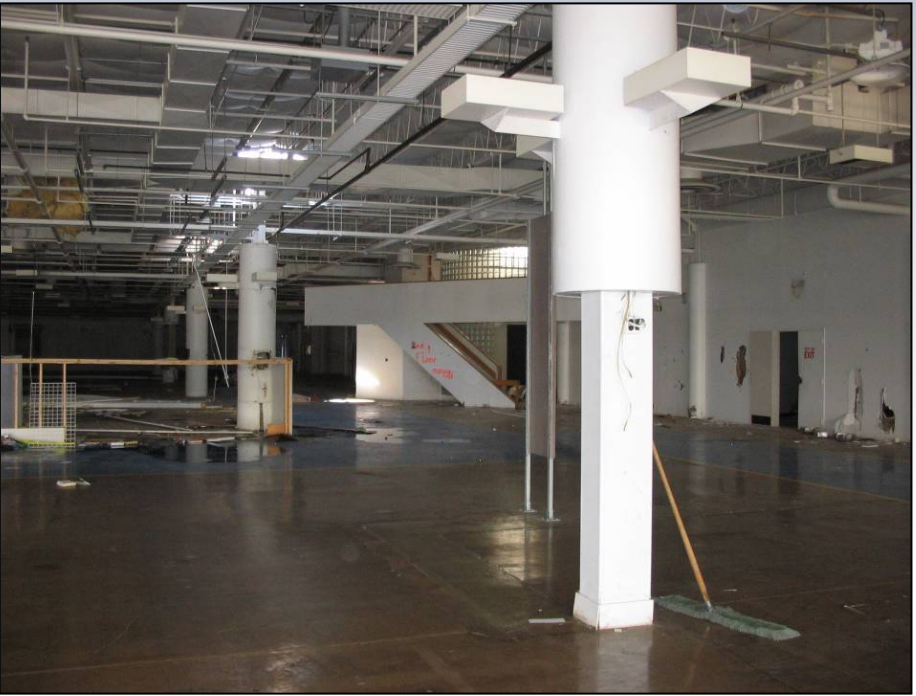
*Police cruiser under water on
Hanover Street during the flood on
June 7, 1992.
Courtesy Record-Journal Archives*



*Westfield Road bridge and walkway
washed out by a raging Harbor Brook
on June 7, 1992.
Courtesy Record-Journal Archives*

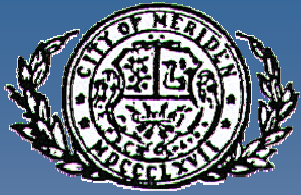


*Meriden residents Randy McPherson
and Tim Martin paddle through
the streets of downtown Meriden
on Hanover Street past Verdolini's
Restaurant on June 7, 1992.
Courtesy Record-Journal Archives*







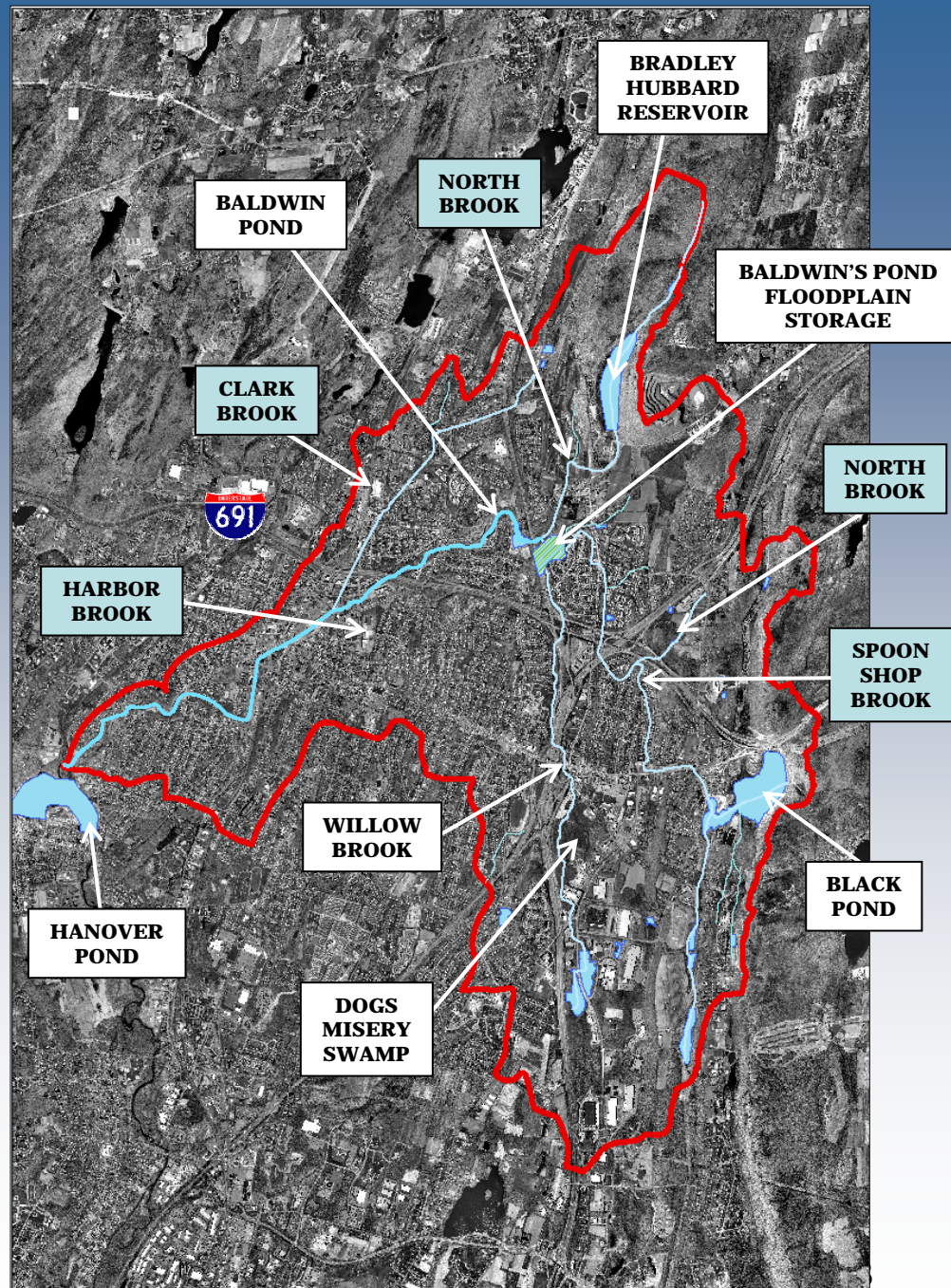


“HUB” Site Role in Harbor Brook Flood Control Implementation Plan

Nicolle E. Burnham, P.E.
Associate, Water Resource Engineer
Milone & MacBroom, Inc.



Harbor Brook Watershed





The HUB Conduit

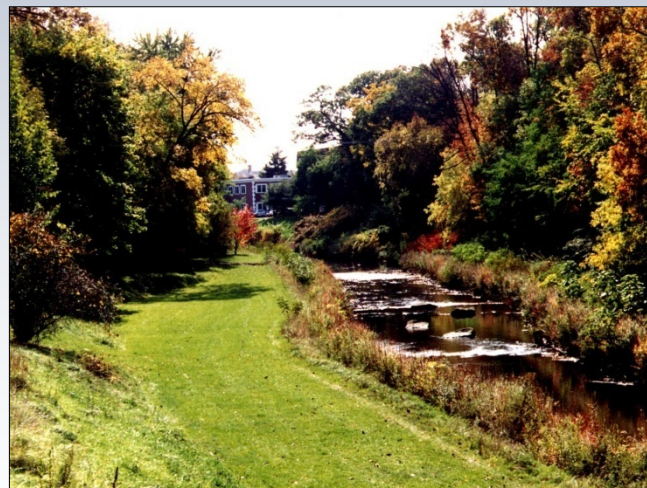




Flood Control Methods



**Hoosic River
Adams, MA**



**Trout Brook Flood Control
West Hartford, CT**



Harbor Brook Watershed





**Summary of Findings of
Environmental Assessment, Interim
Remediation Activities Undertaken at the
“HUB” Site, and Future Remediation**

John L. Albrecht, L.E.P.
Associate & Brownfields Practice Leader
Metcalf & Eddy



Industrial Legacy

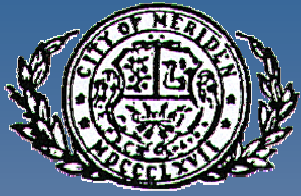


INTERNATIONAL SILVER CO.

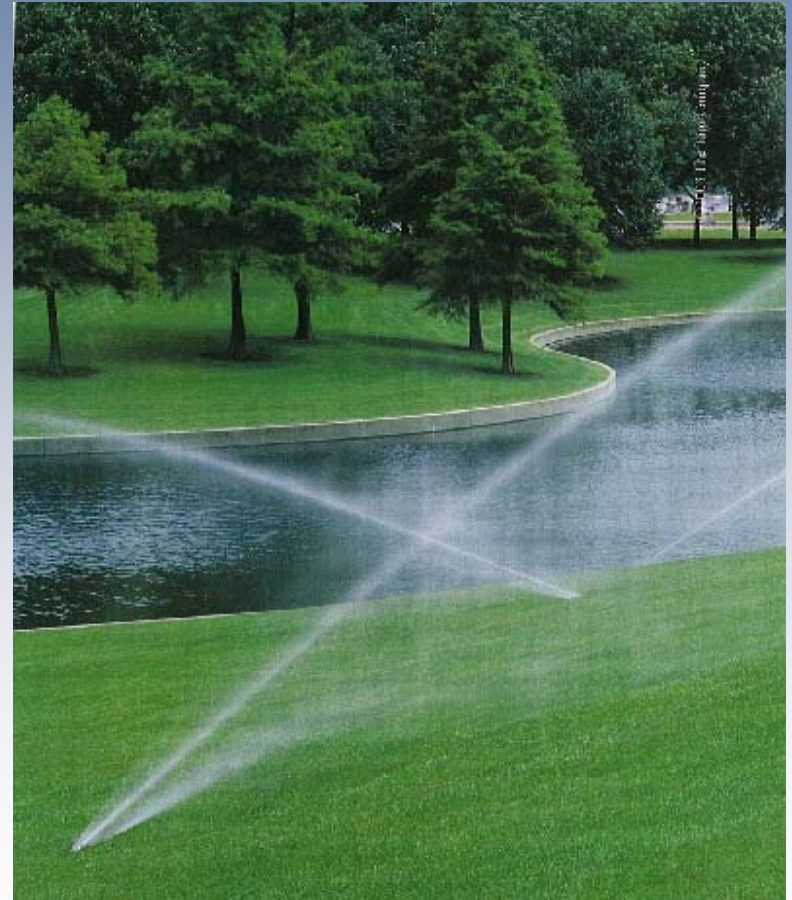


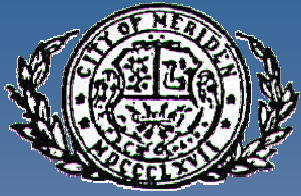
Interim Remedial Actions





Interim Remedial Actions





ROLE OF “HUB” SITE IN THE REGIONAL TRANSPORTATION SYSTEM AND THE HARTFORD-NEW HAVEN COMMUTER RAIL PROJECT

Sean W. Moore
President
Greater Meriden Chamber of Commerce



Conceptual Alternative 3





MERIDEN STATION CONCEPT

NEW HAVEN - HARTFORD - SPRINGFIELD
COMMUTER RAIL IMPLEMENTATION STUDY



URS

FIGURE NO.
4-23



City of Meriden Transit District Map

- Legend**
- Points of Interest
 - City Employees
 - Employee Size
 - 250 to 400
 - 100 to 249
 - 50 to 99
 - 25 to 49
 - 20 to 49
 - Meriden Bus Routes
 - ROUTE A
 - ROUTE C
 - Transit Center Buffers
 - 1/4 mile
 - 1/2 mile
 - ROADS CLASSIFICATION
 - COLLECTOR
 - HIGHWAY
 - LOCAL
 - MAJOR
 - RAMP
 - STATE HIGHWAY
 - US HIGHWAY
 - RAIL

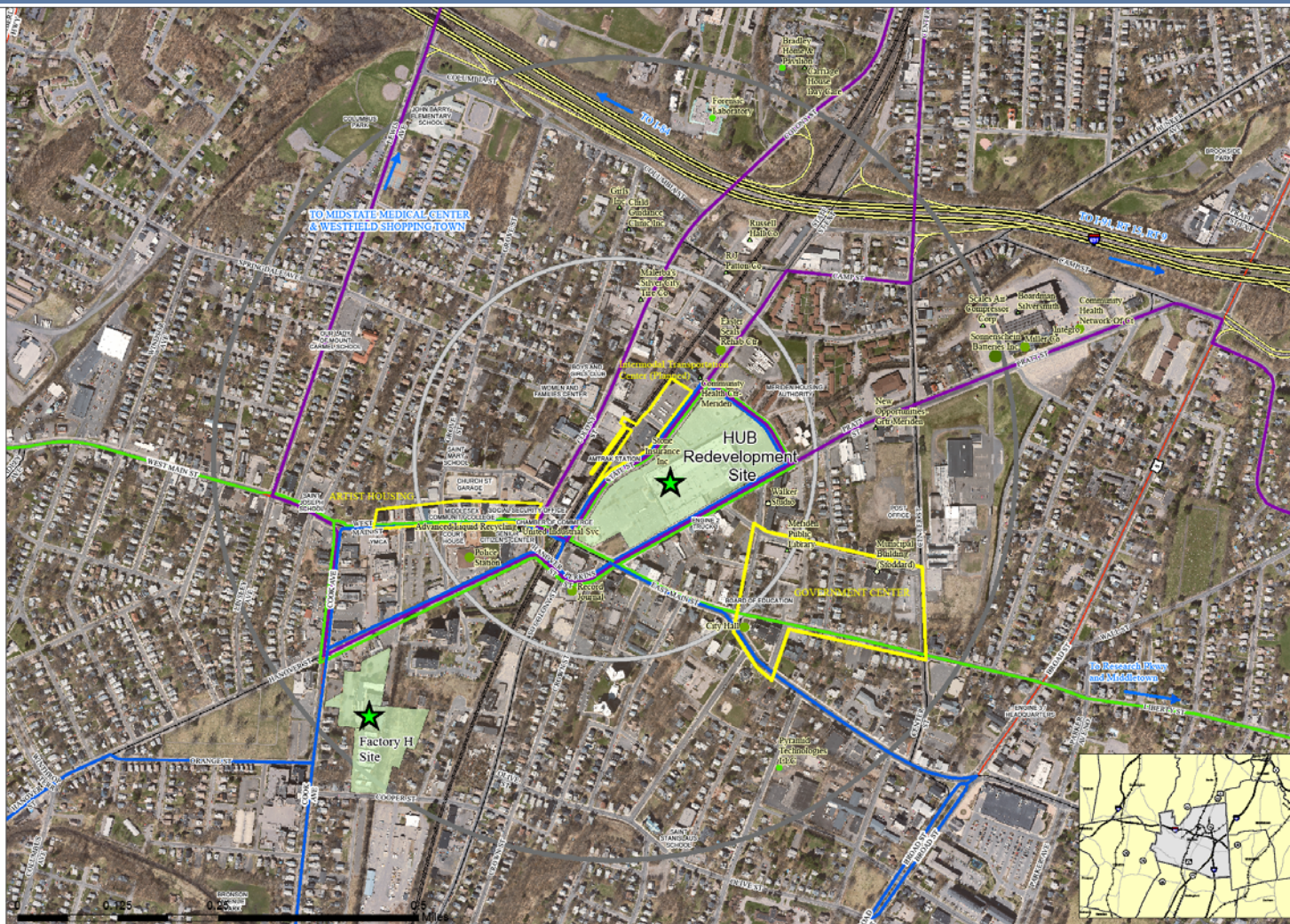
June 2007

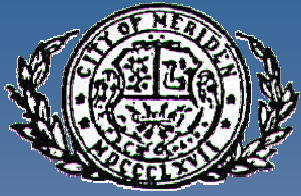


SOURCES:
 Employment Data: City of Meriden Office of Economic Development
 2004 Survey courtesy of Connecticut Economic Resource Center
 Bus Routes: www.cityofmeriden.org
 Points of Interest and road centerlines: City of Meriden GIS Services

DATUM:
 CONNECTICUT STATE PLANE, NAD 83 FEET

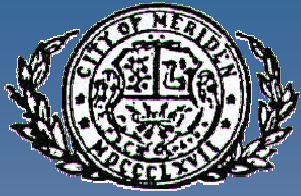
MAP DISCLAIMER:
 This map and the associated data are REPRESENTATIONS ONLY and may contain errors in the data. Therefore, the information presented here is for informational purposes only and should not be construed to be legally binding. The City of Meriden shall not be liable for any loss, damages or claims that arise out of the user's access to, or use of the map.





ECONOMIC DEVELOPMENT **OPPORTUNITIES AT THE** **“HUB” SITE**

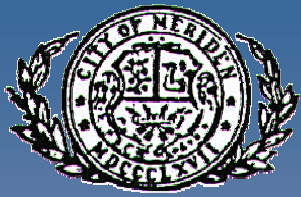
Peggy Brennan
Director of Economic Development
City of Meriden



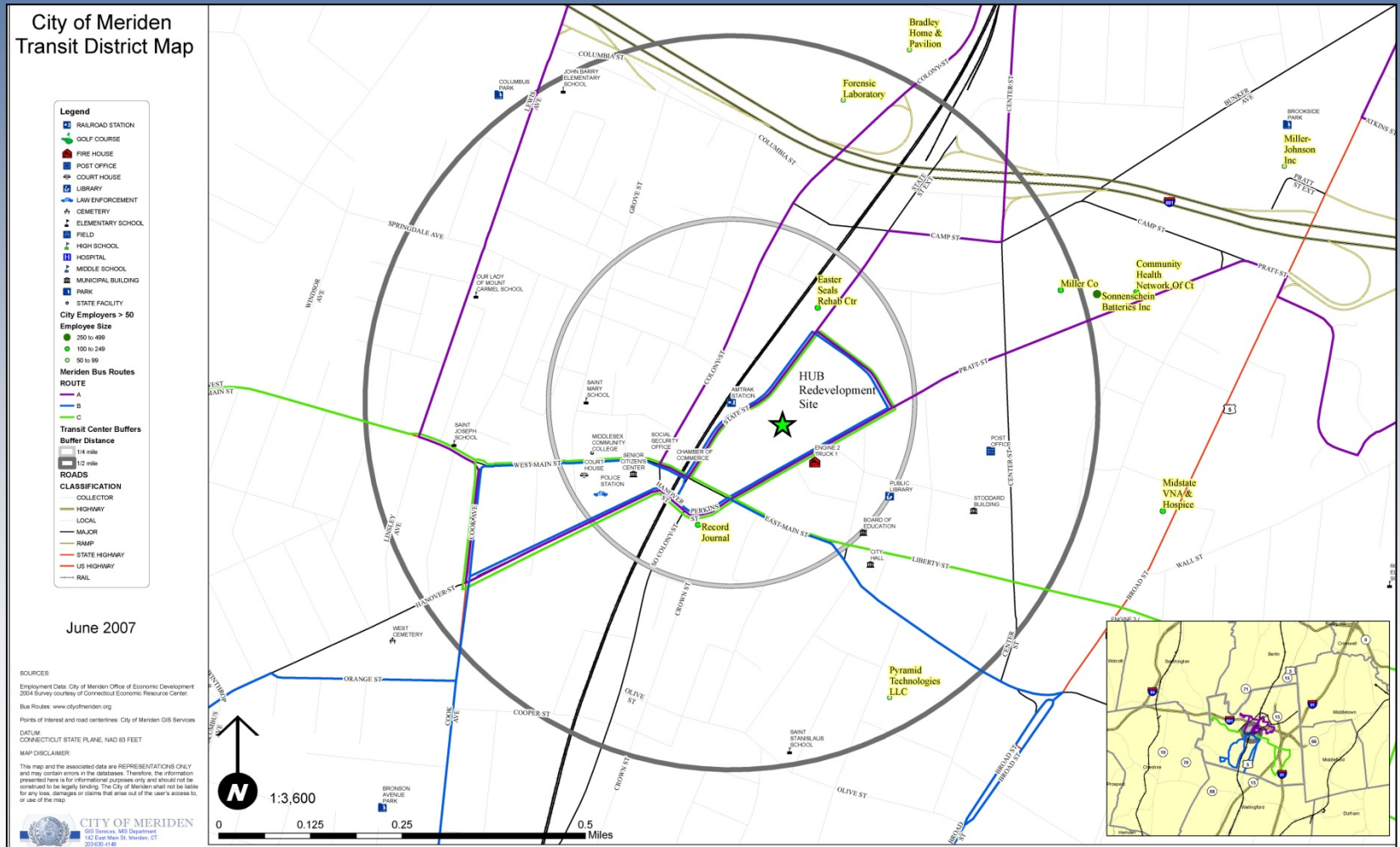
“If We Are Going to be a Great City, We Need a Great Downtown.” **Mayor Buddy Dyer-Orlando**

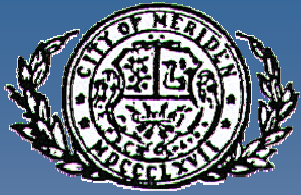
“Downtown is the Heartbeat of a City. If You're Going to be a Great City, you Have to Have a Strong Downtown.” **Robert Liscomb-City of Memphis**

“Any Effort at Revitalizing our Downtown Area Must Take Root with the Realization that it Unquestionably Must Be Done.” **Mayor Alan Autry- Fresno**



Where is Meriden's Downtown?





What Makes a Great Downtown?

We Want All of Your Ideas!!! Tonight, Please Share Your Thoughts!!!

The “New” HUB Site and New Commuter Rail will Make Meriden’s Downtown a Destination Point for City Residents, People from Surrounding Towns, Connecticut and Nearby States.

Economic Development is Key to Making it Happen.



Why Include Economic Development at the HUB????



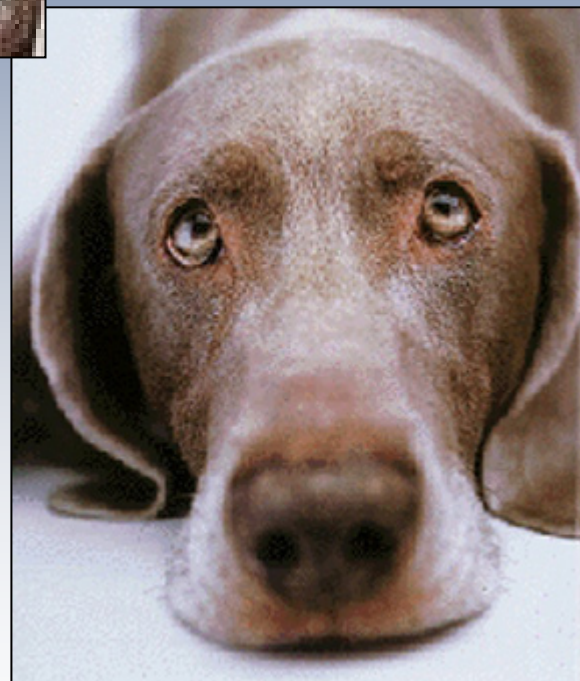


To Create Jobs









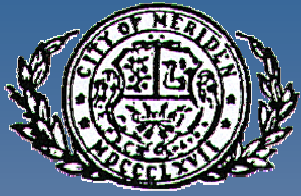




Put Feet on the Street!!! Create Activity and Make the Downtown a Great Place to Visit







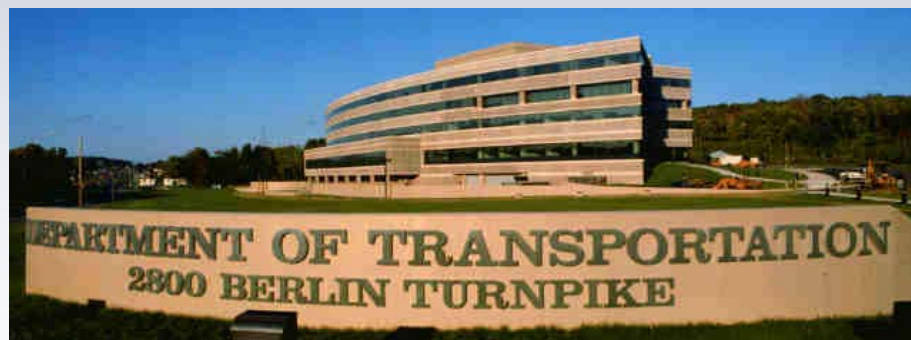
Private Investment !

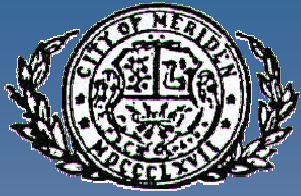
- **HUB Site - 200,000 Square Feet of Commercial Structures.**
- **Private Investment - \$25 Plus Million**





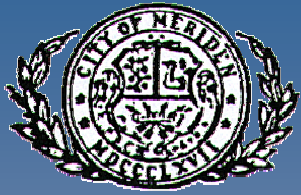
Public Funders Want to Give \$\$\$ to Projects That Create Jobs!





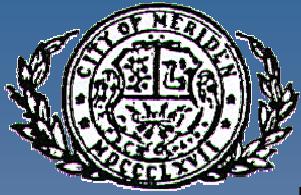
Let Us Know What You Think About Economic Development At the "HUB" Site



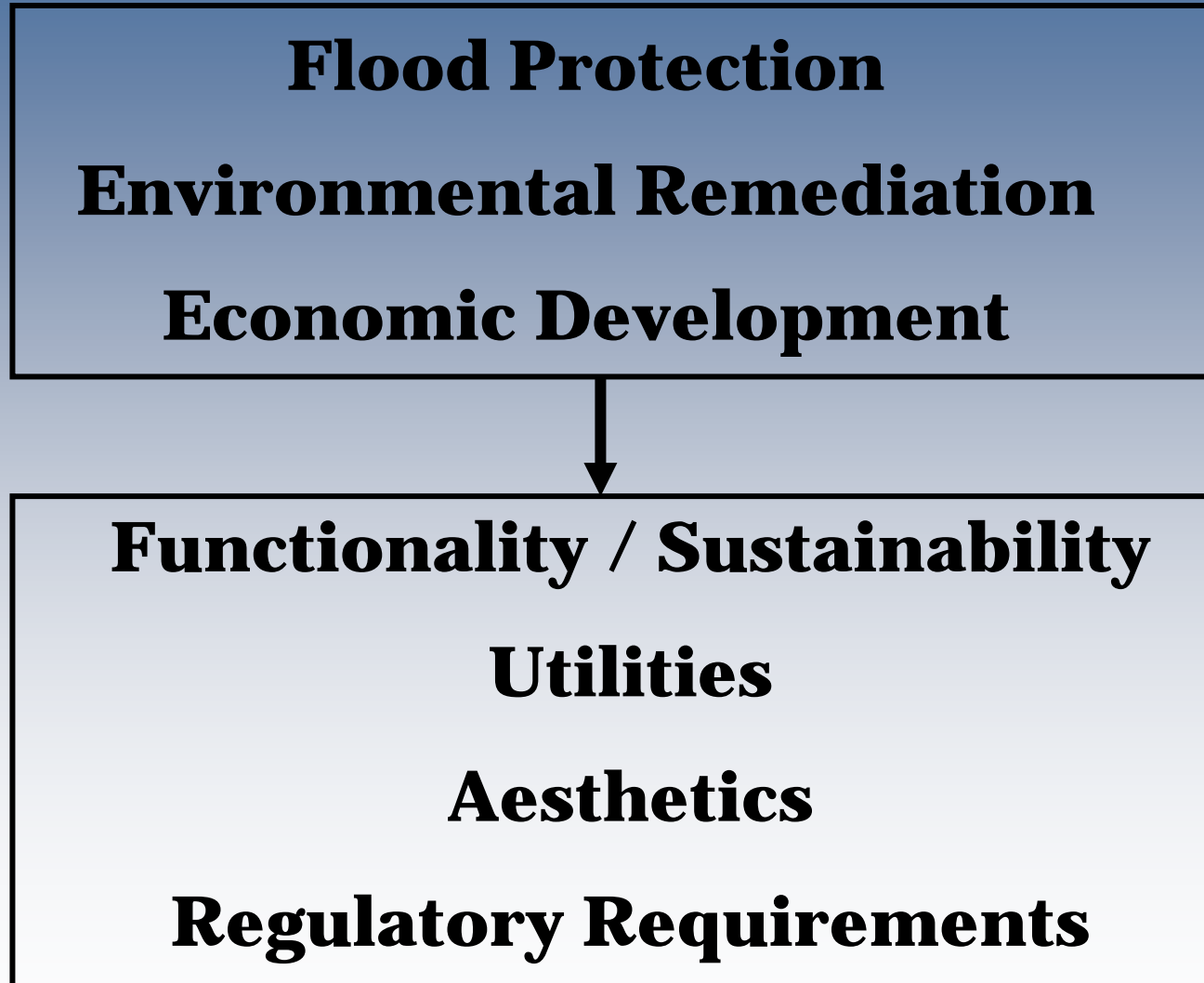


PRESENTATION OF “HUB” SITE REUSE CONCEPT PLANS

Mark R. Arigoni, L.A.
Associate & Project Manager
Milone & MacBroom, Inc.



Project Issues





Harbor Brook

1999 Harbor Brook Flood Control Project - Full HUB Removal Concept



The HUB-Flood Control/Site Remediation & Redevelopment Plan





Conceptual Alternative 1





Conceptual Perspective – Alternate 1





Potential Design Elements



Signature Pedestrian Footbridge



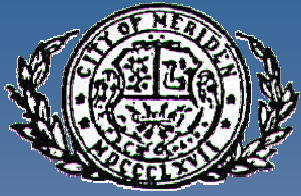
Civic Events on Floodplain



Urban Design & Gateway Treatment 50

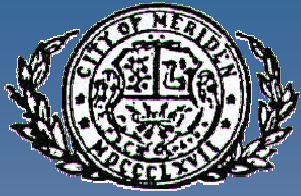






Project Opportunities

- **Provision of Flood Control**
- **Environmental Clean-up**
- **Economic Revitalization**
- **Pedestrian-Friendly Greenway**
- **Gateway to Downtown Meriden**



REVIEW OF BREAKOUT DISCUSSION GROUPS

Mike Taylor
Vita Nuova