
MEMORANDUM

DATE: March 6, 2015
TO: Chairs Senator Osten and Representative Miller and Members of the Planning and Development Committee
FROM: Stewart "Chip" Beckett III, Chairman, Capitol Region Council of Governments, Chair, Glastonbury Town Council, Lyle D. Wray, Executive Director, Capitol Region Council of Governments
FROM: Stewart "Chip" Beckett III, Chairman, Capitol Region Council of Governments, Chair, Glastonbury Town Council, Lyle D. Wray, Executive Director, Capitol Region Council of Governments
SUBJECT: **H.B. No. 6851 AN ACT ESTABLISHING THE CONNECTICUT TRANSIT CORRIDOR DEVELOPMENT AUTHORITY.**

Thank you for the opportunity to provide comments on **Governor's H.B. No. 6851 AN ACT ESTABLISHING THE CONNECTICUT TRANSIT CORRIDOR DEVELOPMENT AUTHORITY.**

The Capitol Region Council of Governments (CRCOG) representing 38 towns and cities and one million residents supports the establishment of the proposed Connecticut Transit Corridor Development Authority.

CRCOG strongly believes that there is a need for the activities outlined in HB 6851 to facilitate the development around transit stations in the state. In fact, some five years ago CRCOG proposed the creation of such an authority to facilitate the development of station areas into transit oriented development.

In the Capitol Region alone there are 18 rapid transit and rail station areas for development: 11 CTfastrak stations and 7 rail stations on the Hartford line. Three of the stations will have both rapid transit and rail stations: Union Station Hartford, Flatbush Hartford/West Hartford, and Newington Junction.

CRCOG has been actively involved in planning station areas and in facilitating TOD development for a number of years. CRCOG has been actively involved in planning station areas and in facilitating TOD development for a number of years. We have invested nearly \$1.3 million in competitive grant funds from US HUD, US EPA, and CTDECD to carry out the following activities that are leveraging other state-supported

transit oriented development planning and investment. This amount includes a \$41,267 TOD On-Call Project Grant for CT **fastrak** station areas which CRCOG is managing on behalf of CTDOT. At the end of this memo is a listing of CRCOG's recent activities in support of TOD.

In addition, recently at the request of CT DOT and the Corridor Advisory Committee for CTfastrak and the Hartford rail service, CRCOG has compiled a detailed profile of development at all 11 CTfastrak stations to be followed this month by 7 stations on the Hartford rail line: <http://goo.gl/gOlQ00> .

CRCOG supports HB 6851 and respectfully requests that consideration be given to adding as named members a representative of each of the Council of Governments/Metropolitan Planning Organizations with rapid transit or rail stations. This would be approximately five Metropolitan Planning Organizations with the completion of new boundaries for these organizations. In our view this makes sense as representatives of the towns and cities with land use and zoning authority and as transportation planning organizations that would need to plan for and approve a substantial portion of funding.

We urge favorable consideration of the bill and of our request.

The following is a list of recent CROG activities supporting TOD:

- **Municipal Planning and Zoning Assistance:**
 - TOD On-Call Planning Project: planning assistance for the Flatbush Avenue Hartford/West Hartford, Newington Junction, and New Britain CT **fastrak** stations (ongoing)
 - Thompsonville Zoning Study (2013)
 - Complete Streets Master Plan for Downtown New Britain (2013)
 - Downtown North/Downtown West, A Plan for the City of Hartford (2013)
 - Model Sustainable Land Use Regulations—Mixed-Use Compact Development to Support TOD (2013). Includes models for Tailored Standards for Infill Development and Mixed-Use Transit-Oriented Development Districts.
- **Corridor-Level Planning:**
 - Making it Happen: Opportunities and Strategies for Transit-Oriented Development in the Knowledge Corridor (2013). This is a regional market analysis for the CT **fastrak** and Hartford Rail corridors in the CT Capitol Region and MA Pioneer Valley Region.
 - Transit-Oriented Development Best Practices Library (2013).
 - Capturing the Value of Transit, Harnessing Connecticut's Future for Healthy Transit Neighborhoods (2013)
- **Brownfields Assessment and Remedial Action Planning:**
 - National Welding Remedial Action Plan—Newington, Cedar Street CT **fastrak** Station Area (2009)
 - Phase II/Phase III Assessment for 889 Farmington Avenue—Berlin, Hartford Rail Station Area (2011)
 - Phase I/Phase II Assessment for 169 Bartholomew Avenue—Hartford, Parkville CT **fastrak** Station Area (2012)
 - Phase II/Phase III Assessment for 42 Francis Avenue—Hartford, Parkville CT **fastrak** Station Area (2012)
 - Phase III Assessment for 1161 Main and 40 Chapel Streets—Hartford, Union Station CT **fastrak** and Hartford Rail Station Area (2012)
 - Phase I/Phase II Assessment for 85 Hawthorne Street—Hartford, Sigourney CT **fastrak** Station Area (ongoing)
 - Phase I/Phase II Assessment and Hazardous Building Materials Survey for 150 Windsor Street—Hartford, Union Station CT **fastrak** and Hartford Rail Station Area (ongoing)
 - Brownfields Site Inventory for CT **fastrak** Corridor (ongoing)