

Meriden HUB Reuse Committee

Status of HUB
Reuse and Harbor
Brook Flood
Control Project &
Next Steps

September 23, 2013



“City Celebrates Completion of HUB Demo and Opens Green Space to the Public”

--October 30, 2007:

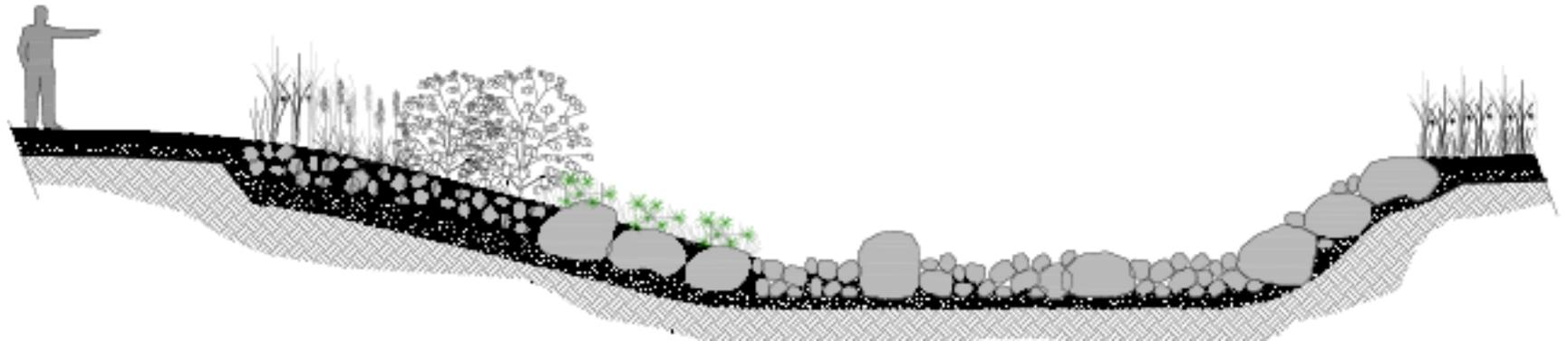
“Now that the demolition is complete, the City intends to implement plans to daylight the underground Harbor Brook and create flood control infrastructure on the site that is needed to eliminate downtown flooding. Future plans call for the site to be transformed into a downtown green with transit oriented economic development.”

HUB Final Design



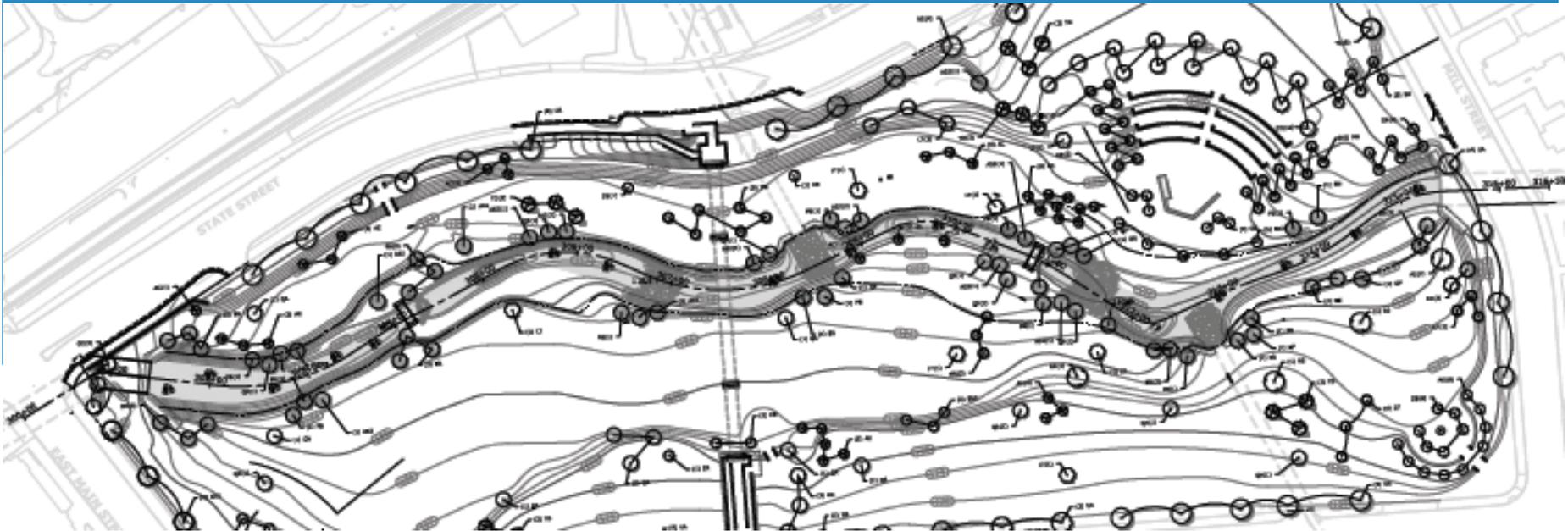
Final Design Components

- Removal of all existing curbs, slabs, foundations
- Mass Excavation (57,000 cubic yards of soil)
- Water handling, including daylight & reroute Harbor Brook
- Install storm drainage and utilities
- Landscape- including topsoil and turf on HUB site
- Landscape within the stream channel
- Irrigation
- Disposal of controlled and hazardous materials



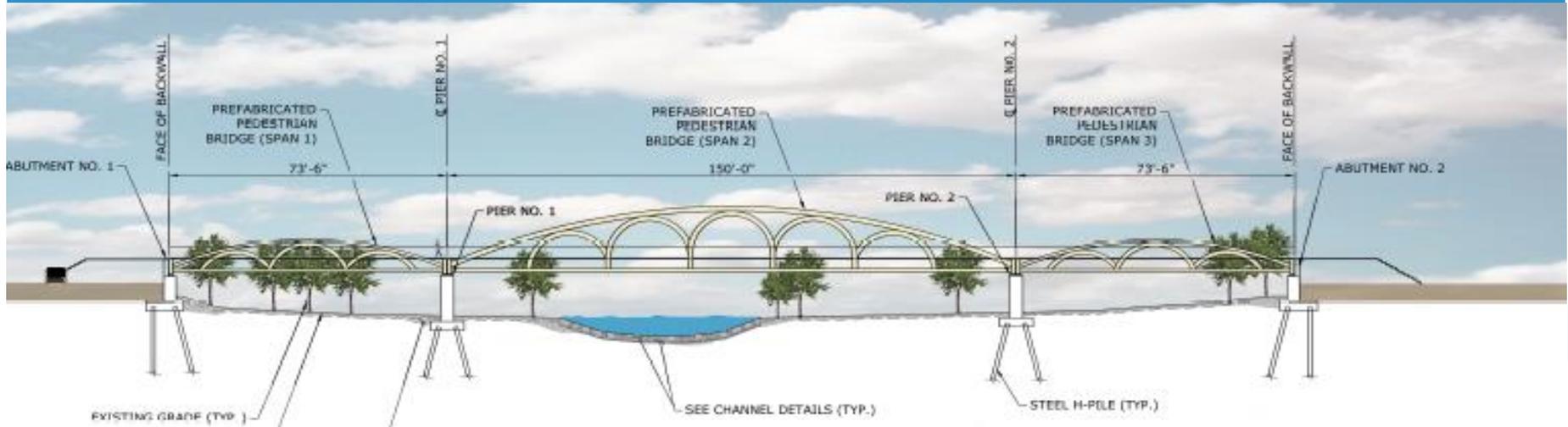
Bid Alternate: Site Improvements

- Sidewalks, ramps, curbs, bollards, flagpole
- Structural components, walls etc.
- Footbridges
- Landscaping: 279 trees, 1407 shrubs
- Site Lighting



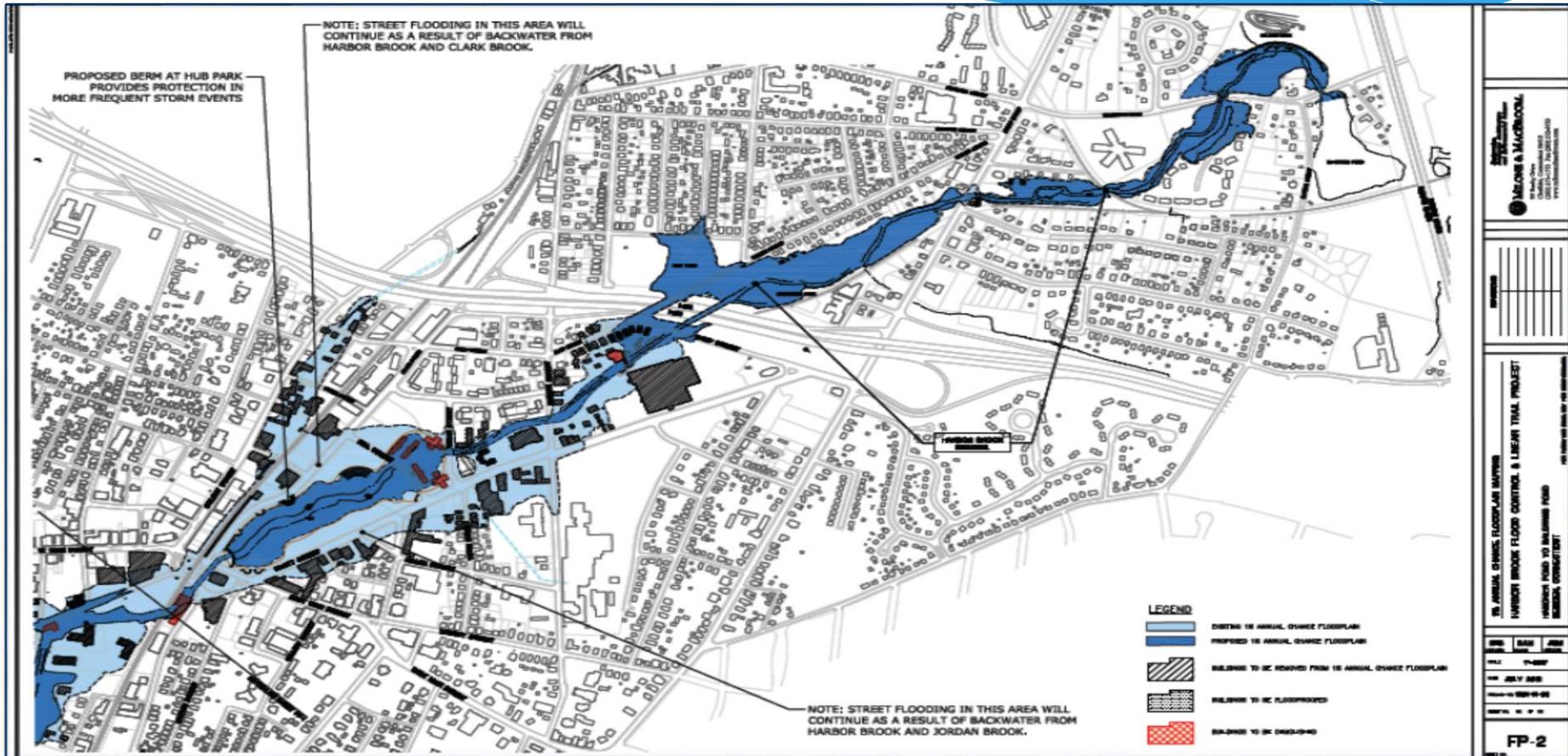
Bid Alternate : Pedestrian Bridge

- Structural components including prefab bridge, piers, approaches
- Storm drains and utilities
- Lighting



Harbor Brook Flood Control

Impacts to 100-year floodplain (Map 1)



Impacts to floodplain and TOD sites with redevelopment potential



Harbor Brook Flood Control Project 2013-2018

- Reduces 100-year floodplain from 225 to 95 acres
- Removes over 150 properties/structures from the 100-year floodplain
- 50 structures remaining in the 100-year floodplain will have to be flood proofed
- Street flooding (where noted) will be one foot or less



Property Acquisition, Demolition and Flood Proofing



6 Bridge Replacements
1 Bridge Removal

2 Relief Culverts



Harbor Brook channel improvements



Floodwater detention at HUB and Falcon Field

Meriden Station Site Plan



Meriden Transit Center

- Transit Station final design
- Construction to begin in 2014
- TOD housing development proposed
- Property and ROW acquisitions underway
- New parking and links to Colony Street



Economic Benefits

- \$9,879,793 grants awarded for HUB construction
- \$3.15m additional funds for HUB authorized by PA 7-07
- TOD Zoning would allow for 1.2 million square feet of development on HUB site (150,000 sq ft building footprint)
- \$30m housing development proposed 24 Colony Street
- \$25m Rail Station and Improvements
- Conceptual economic modeling shows potential for \$100m in new investment, 156 full time jobs, and positive net tax impacts to City (2013 TOD Market, Economic, and Financial Assessment Reports, www.meridentod.com)

Next Steps-TOD Area

- **September 19-20, 2013: Legal Notice for HUB Project Bid**
- **October 2013: Demo of TD Bank, Church & Morse, Liseo Buildings**
- **October 2013: Select HUB Contractor**
- **November 1, 2013 (tentative) ground breaking ceremony at the HUB Site**
- **November 2013-April 2015 HUB Construction**
- **April 2014-April 2016-Rail Station Construction**
- **2015: Park Opening**
- **2016: Rail Station Opening**
- **2013-2018 Harbor Brook Flood Control Implementation**

Next Steps-HUB Park

- Naming of the park
- Special event programming (music, arts, community events)
- Develop operation, maintenance and security plans
- Green space revenue generating plan
- Formation of “Friends of the Park” or other entity
- Solicit development proposals for 3.4 acres of buildable area
- Plan, finance and construct additional site amenities

For more information, please contact:

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Online Resources:

www.meridentod.com

www.meridenct.gov

www.meridenbiz.com

