



Report on
**Feasibility Study for
Transit Centered
Development**

Stratford, Connecticut

Discussion for TOD Symposium
New York, NY
February 8, 2011



CONTEXT

- Stratford population approx. 49,000
- “Big town/Small city”
- Located in Fairfield County, next to Bridgeport
- Town is largely built out, historically has been a regional employment center
- Stratford located along MTA Metro-North Line

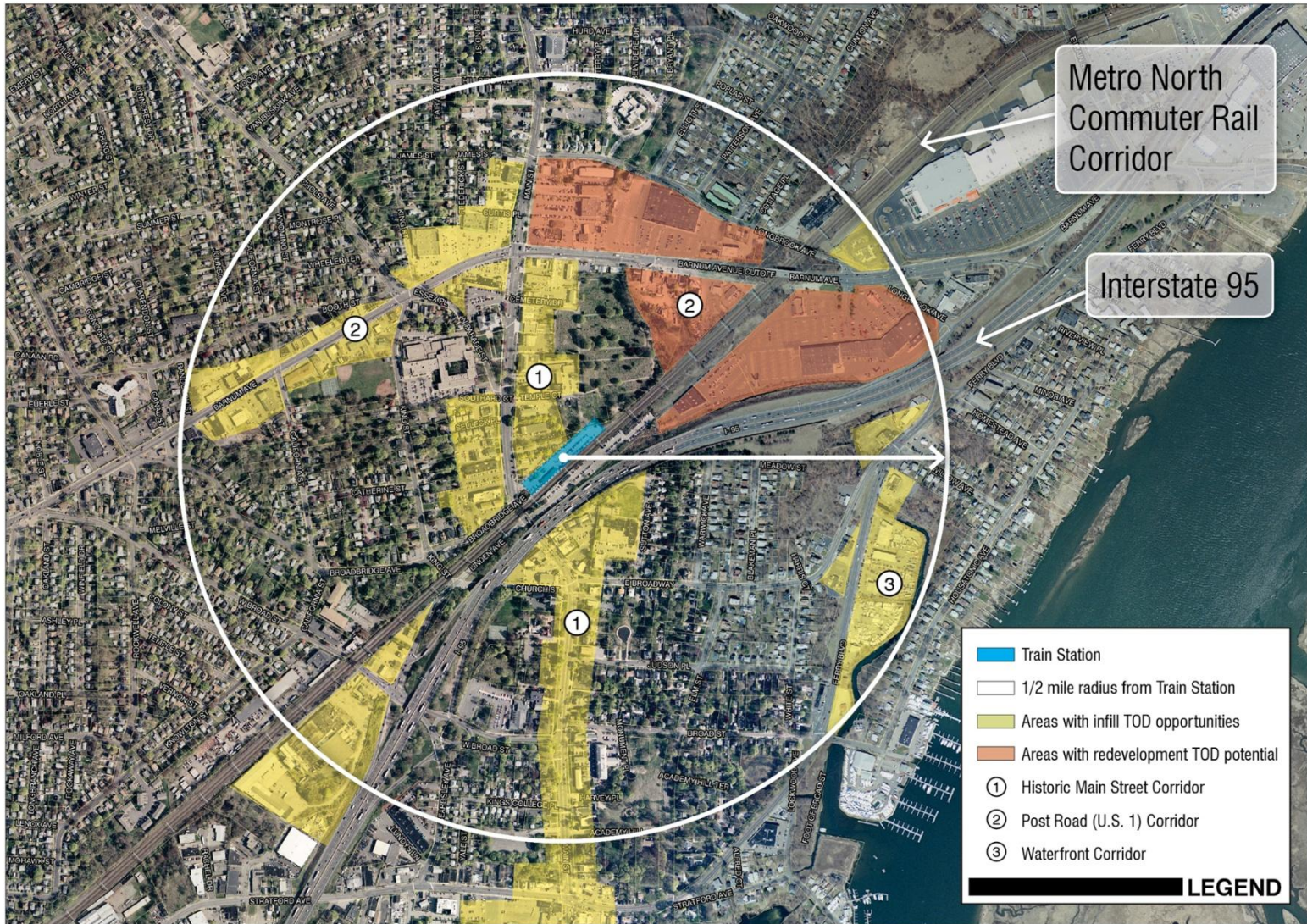
FEASIBILITY STUDY PROCESS

- Study developed by a Steering Committee of Key Stakeholders, overseen by Planning Commission
- Technical Assistance by Consultant (The Cecil Group of Boston) with TSTC/One Region funding
- Three public workshops and one formal public hearing

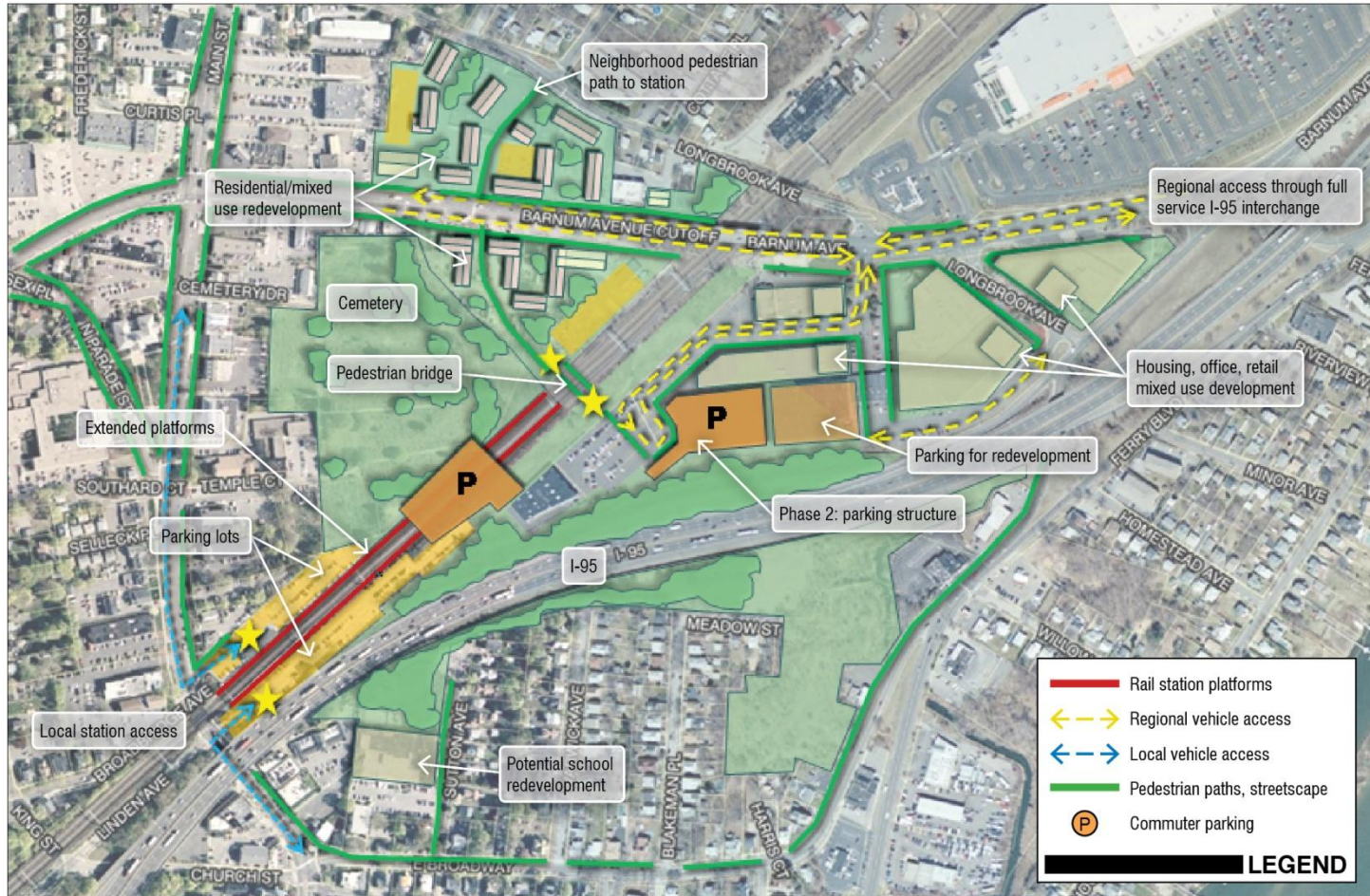
CHALLENGES

- Traffic patterns and congestion near train stations and within Stratford Center area
- Insufficient commuter parking near train station/center
- Brownfield properties
- Need for enhancing pedestrian and bicycle environment
- Stratford prefers moderate scale development and traditional design character
- Proximity to Historic District

Existing Conditions and TOD Opportunities



Concept Plan for Reorganized Rail Station/TOD



Potential Traffic Changes to Enhance TOD/ Economic Development



Implementation Steps to Date

- Sustainable Communities Challenge Planning Grant Application
- Brownfields Assessment Grant Application with TOD focus
- Economic Development Commission adopted resolution in support of TOD
- Planning Commission has begun work on in-house update to POCD re: TOD

NEXT STEPS

PARKING

- Revise Station Area Parking and circulation – with DOT, Metro North
- Railroad Parking Management
- Identify alternatives to daily parking (shuttles, carpools, walking, etc.)

NEXT STEPS

LAND USE MANAGEMENT

- Update Town POCD to Reflect Study Recommendations
- Consensus Shaping: Zoning Update to Enable and Support TOD
 - .Residential Redevelopment: determine locations, density, affordability levels, and design standards
 - .Mixed-Use: Locations, Uses

An aerial photograph of a city street grid is shown in a light, semi-transparent style. A large yellow circle is drawn over the map, centered on a red dot. The red dot is located at the intersection of a major road and a smaller street. The text of the slide is overlaid on this background.

NEXT STEPS

Transportation

- Short-Term: Pedestrian, bicycle enhancements and Alternative Transportation (carpools, shuttles, etc.)
- Long-Term: Seek full interchange at Exit 33
- Long-Term: Other transportation Enhancements within TOD area.