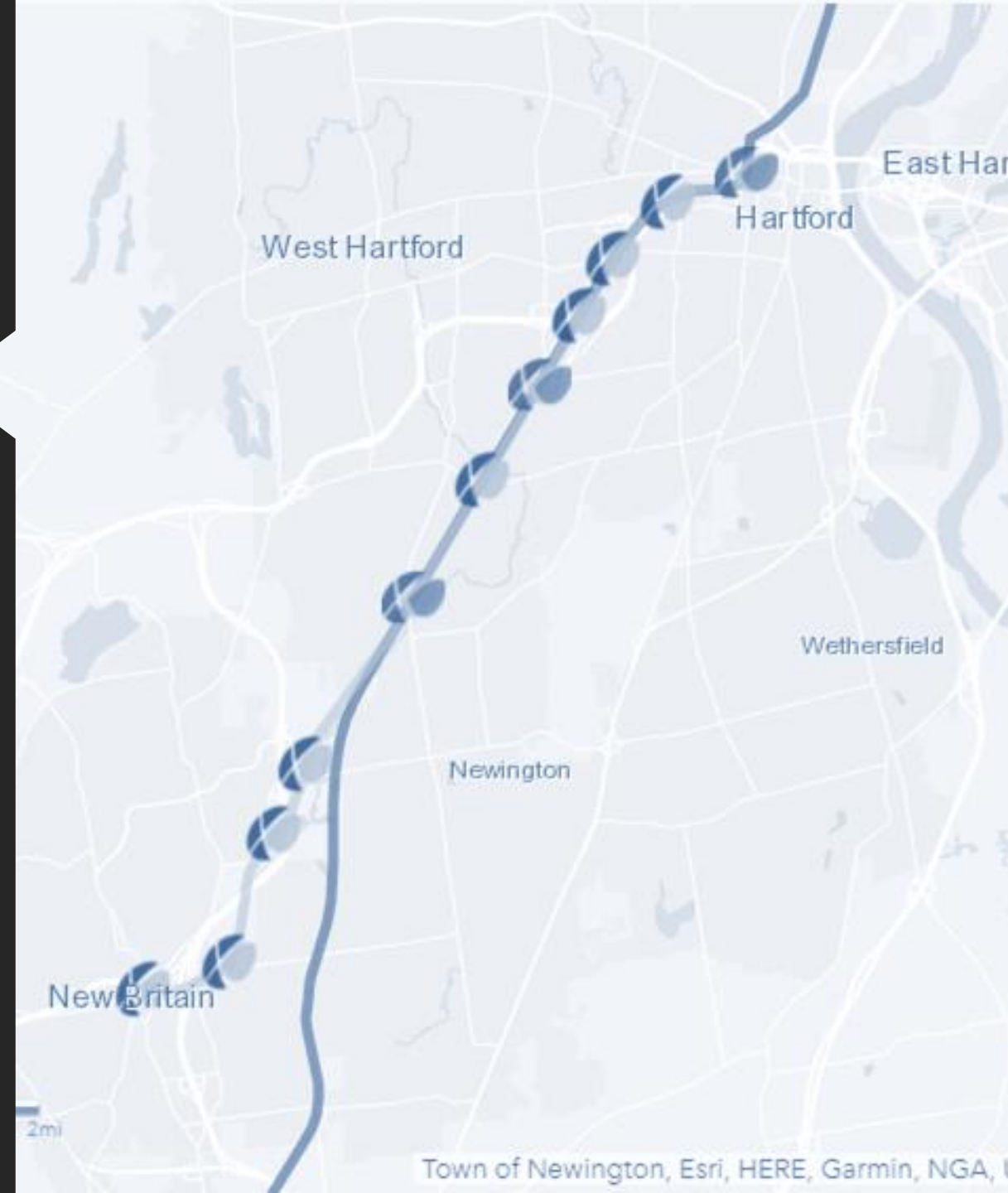


Transit-Oriented Development

CTfastrak & *CTrail* Hartford Line Corridors

CTfastrak



Teacher's Corner – 370 Asylum Street, Hartford

Union Station, Hartford – CTfastrak &
CTrail

60 units (70%/30% market/affordable)

\$20.2 Million



36 Lewis Street

Downtown Loop - CTfastrak

6 units (market rate)

\$1.8 Million



Hartford Streetscape Improvements – Asylum, Main, Jewell, Ford, Gold and Pearl Streets

Union Station/Downtown Loop, CTfastrak
Pedestrian and Transit Street Improvements
\$10 Million
Completed 2014





Upward Hartford Innovation Hub
- 20 Church Street



Downtown Loop – CTfastrak
27,000 sq ft

Trinity Action Lab – 10 Constitution Plaza

Downtown Loop, CTfastrak
21,000 sq ft
Completed 2017



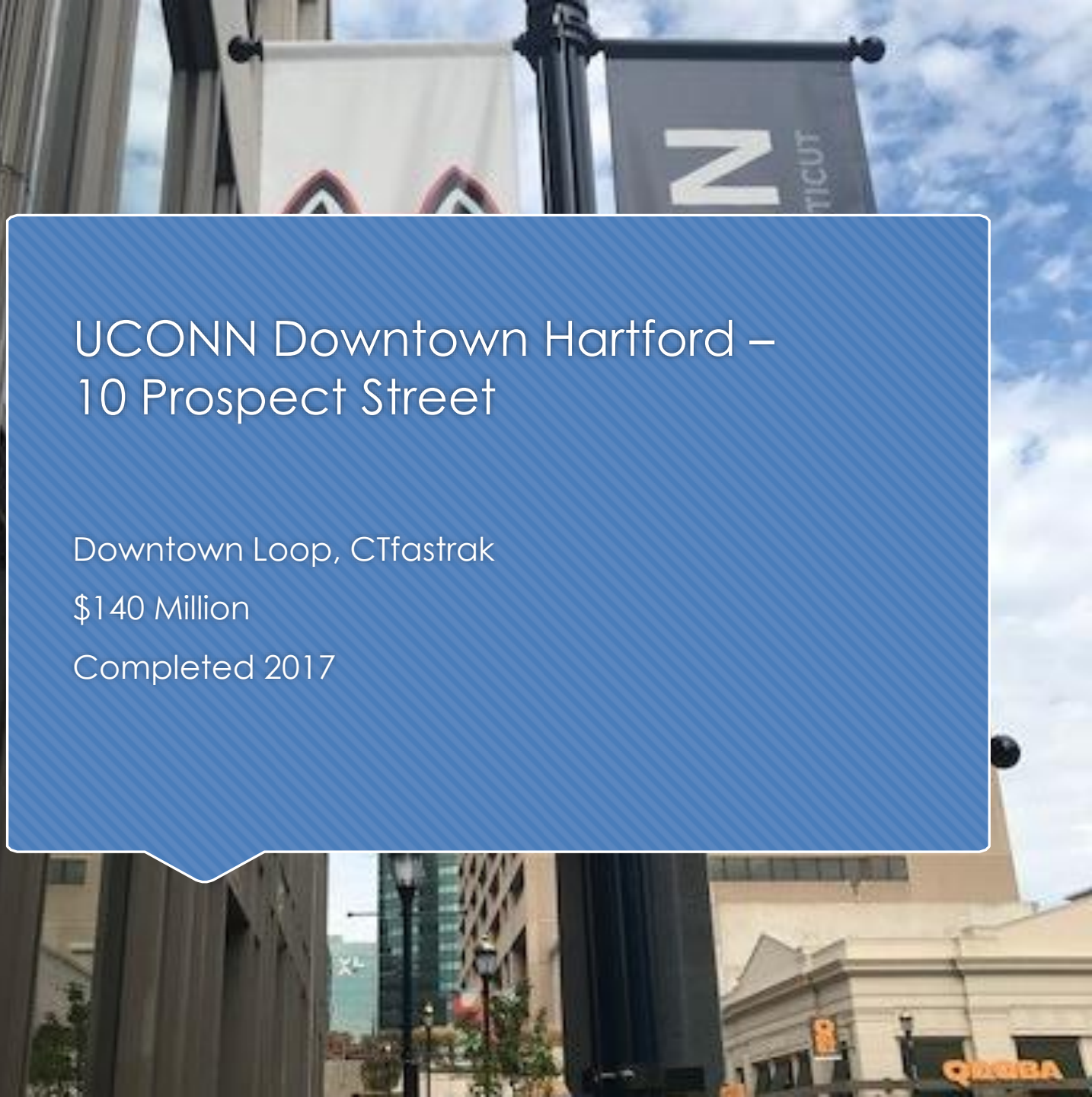


UConn Downtown Hartford – 10 Prospect Street

Downtown Loop, CTfastrak

\$140 Million

Completed 2017





Capewell Lofts – 57 Charter Oak Avenue

Downtown Loop, CTfastrak

72 Units (80/20 market/affordable)

\$27 Million

Completed 2017



Noble Gas - 131 Buckingham

Downtown Loop – CTfastrak

8 Units (market rate)

Mixed Use (Gas Station, Convenience Store, Ice Cream)

Anticipated Completion 2018

Dunkin Donuts Park – 1214 Main Street

Union Station, Hartford – CTfastrak &
CTrail

\$60 Million

Completed 2017



Capitol Lofts – 390 Capitol Avenue

Sigourney Station - CTfastrak

112 units (80%/20% market/affordable)

\$35.3 Million

Completed 2017



The Hub on Park – 929-981 Park Street

Parkville Station – CT**fastrak**

45 Units (mixed income)

\$16.2 Million

Construction Beginning 2019





Hog River Brewing - 1429 Park Street

Parkville Station, CTfastrak

3700 sq ft. Brewery & Tap Room (Food Trucks)

Completed 2016

reSET

9,575 sq ft business incubator space

Completed 2015

Hands On Hartford – 45/55 Bartholomew Avenue

Parkville Station – CT**fastrak**

Hands On Hartford Headquarters

30 Units (affordable)

\$11.97 Million



New Park Brewing Company – 485 New Park

Flatbush Station - CT**fastrak**

2500 sq ft Brewery (plus 400 sq ft Outdoor Patio)

Food Trucks onsite when open (Thursday –
Sunday)

Completed 2017





616 New Park -
616 New Park Avenue

Elmwood Station – CT**fastrak**

54 Units (mixed income)

3,000 sq ft. commercial

\$25 Million

Anticipated Completion 2018

GastroPark – 637 New Park Avenue

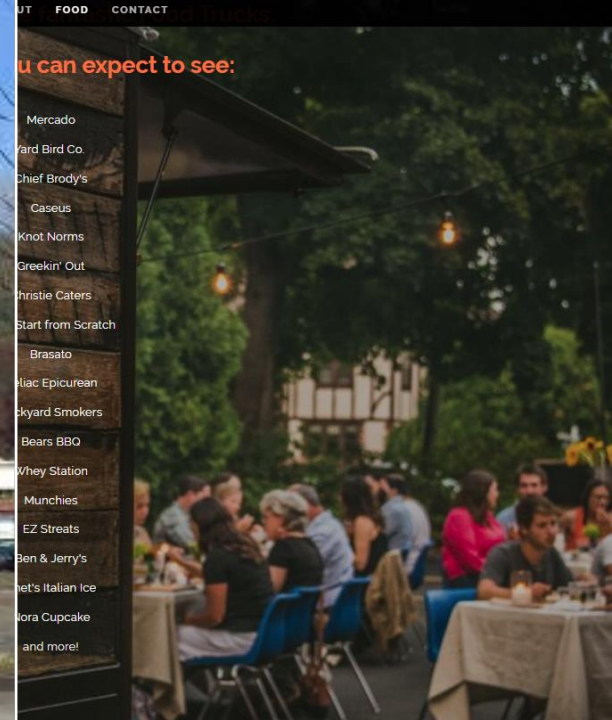
Elmwood Station - CT**fastrak**

1 acre food truck park with outdoor seating & amenities

Anticipated Completion 2018



A similar concept to The Rayback, CO, is what Tate Norden has in mind for Gastro Park in West Hartford. Photo by Tate Norden



Columbus Avenue – 125 Columbus Boulevard

Downtown New Britain Station, CTfastrak

160 units (mixed income)

20,000 sq ft ground level retail

\$58 Million

Anticipated Completion 2018



Raphael Building Apartments – 99 West Main Street

Downtown New Britain Station,
CTfastrak

16 units (luxury apartments)

14,000 sq ft retail (existing)

CTMain Street Grant

\$400,000 state historic tax credit

Completed 2017



Courtland Arms – 57 Court Street

Downtown New Britain Station,
CTfastrak

24 units - 3 market/17 affordable/4
supportive (for Veterans)

\$8.3 Million

Anticipated Completion 2018





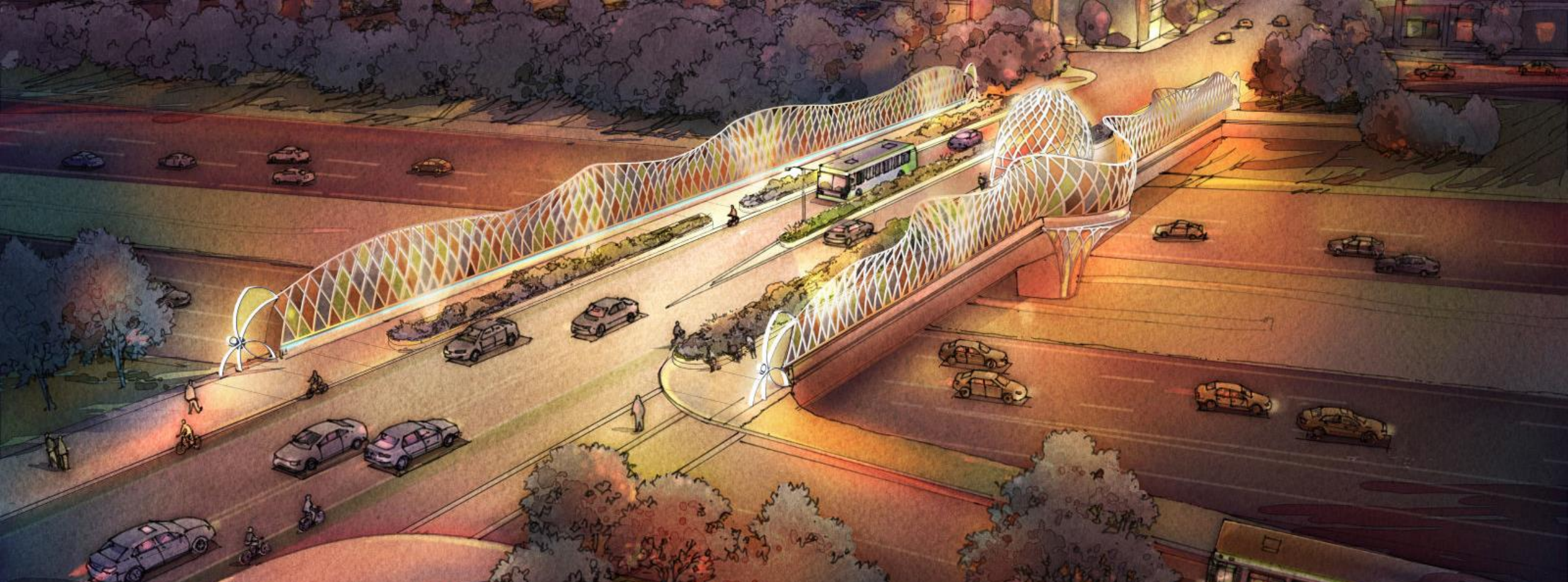
Street Revitalization Project - Columbus Boulevard & Main Street

Downtown New Britain Station – CTfastrak

Streetscape Project (refurbish sidewalks, widening brick pavers, adjusting traffic pattern, install fountain)

\$3.2 Million

Anticipated Completion 2018



Beehive Bridge Project - Main Street

Downtown New Britain Station, CT**fastrak**

Repaired and reconstructed bridge enhancing pedestrian access to Downtown near station

\$7.5 Million

Anticipated Completion 2020

Total Investment

\$424+ Million

CTrail, Hartford Line



Montgomery Mills – 25 Canal Bank Road

Windsor Locks Station - CTrail, Hartford Line

160 Units (60/40 market/affordable)

\$ 62 Million

Anticipated Completion 2019





Windsor Station Apartments - 55-69 Mechanic Street

Windsor Station - CTrail, Hartford Line

130 Units

\$22 Million

Completed 2017

Depot Crossing – 848 Farmington Avenue

Berlin Station – CTrail, Hartford Line

16 units (12 market/4 affordable)

Ground floor retail space

\$3.2 Million

Completed 2014



Meriden Green

Meriden Station – CTrail, Hartford Line

Flood control park/Former Brownfield

\$14 Million

Completed 2016



2 South Colony – 11 Crown Street

Meriden Station – CTfastrak, Hartford Line

81 units (mixed income)

\$30 Million

Completion 2018



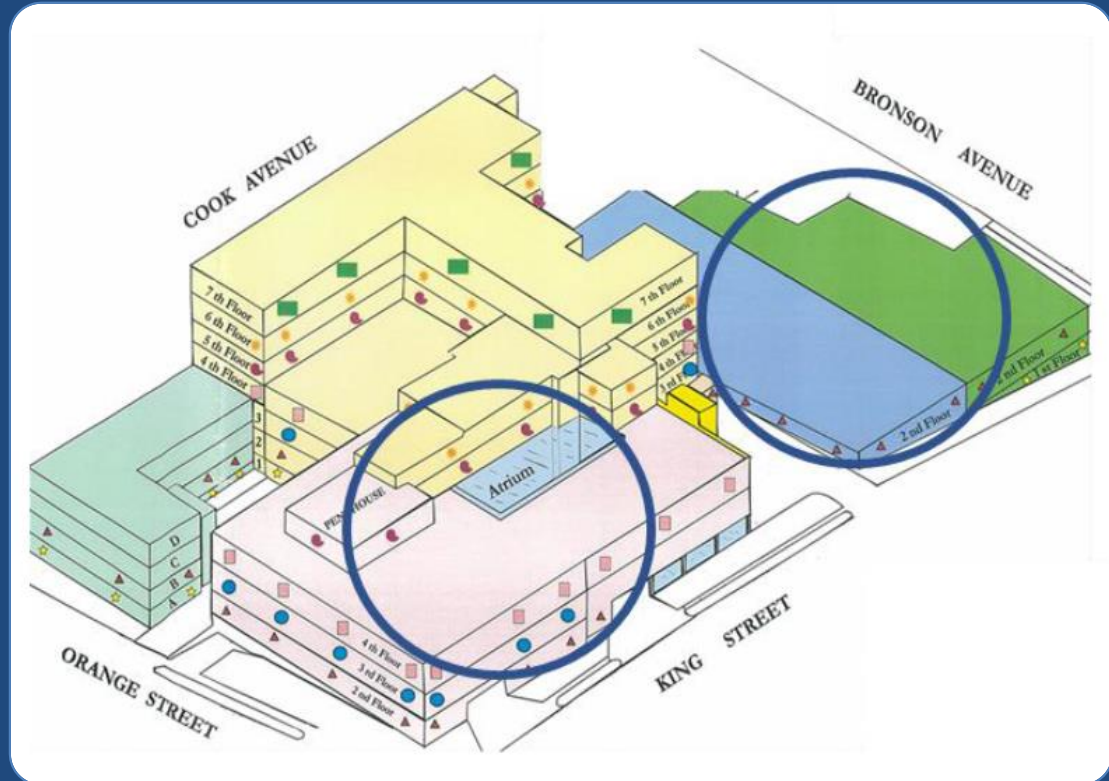
1 King Place

Meriden Station – CTrail, Hartford Line

327,000 sq ft mixed used (apartments, medical, retail, neighborhood service, senior center, fire house)

\$34 Million

Completion TBD



Parker Place Apartments – 53/75 Parker Street & 367 Washington Street

Wallingford Station – CTrail Hartford Line

120 units (existing) 193 units (new)

mix of studios, one-bedroom and two-bedroom units

Anticipated Completion Unknown



360 State Street

New Haven, State Street Station - CTrail, Hartford Line

500 units (50 affordable)

30,000 sq ft retail and office

32,000 sq ft amenities (pool, fitness, library, gallery)

\$145 Million

Completed 2010



Total Investment

\$310+ Million

TOD Funders *

- CT Department of Housing
- CT Department of Economic & Community Development
- CT Housing Finance Authority
- Capital Region Development Authority
- CT TOD Loan Fund
- State & Federal Low Income Housing Tax Credits
- Historic Tax Credits

***Not a complete list**