



City of Meriden

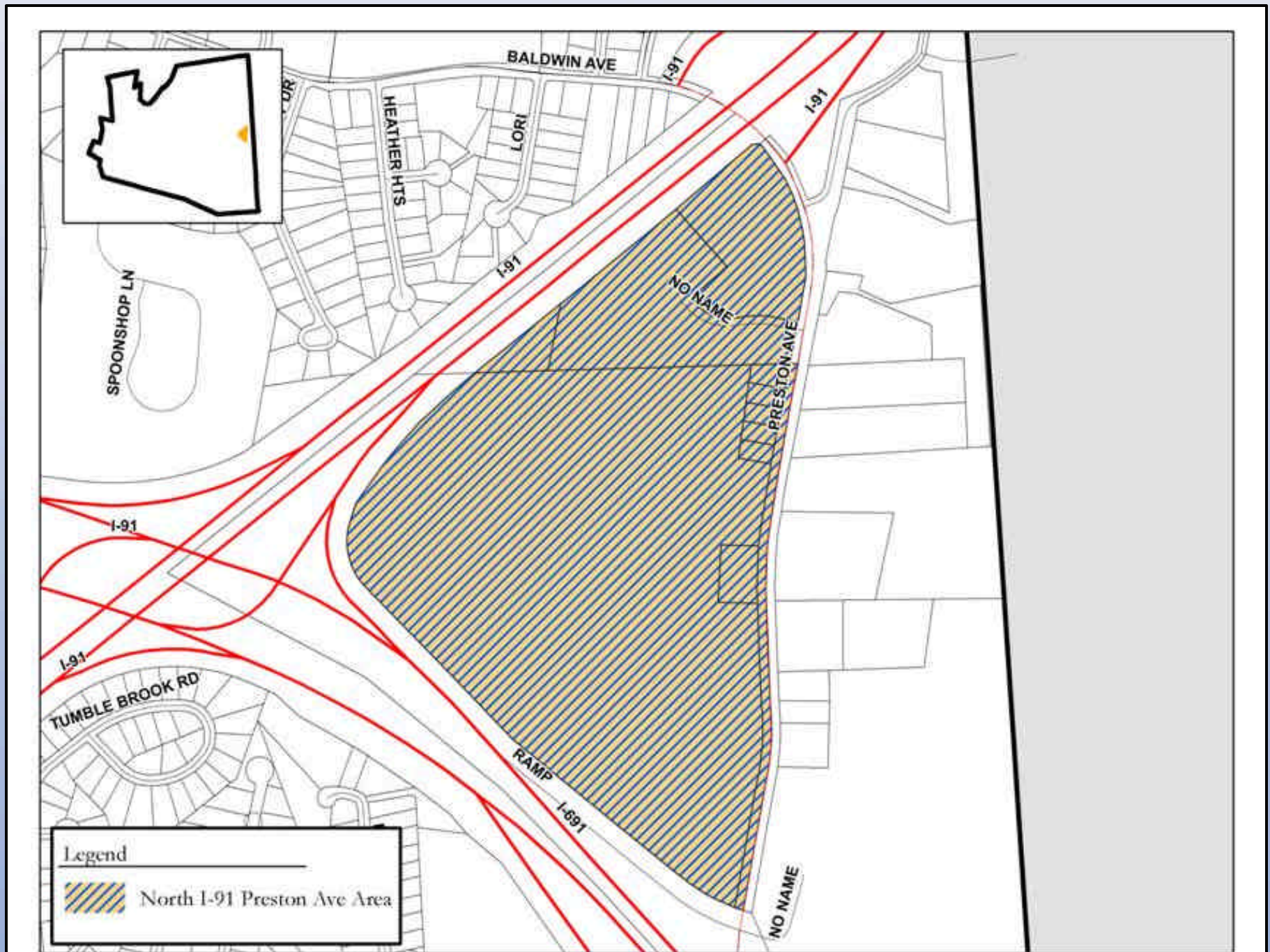
Plan of Conservation And Development

North I-91 Preston Ave Area

- Envisioned as a "Smart Growth" mixed used development of office space, retail development, residential uses, & open space preservation that utilizes the traditional principles of neighborhood design to create a pedestrian & environmentally friendly setting.
- Excellent access to interstate highway system make it a sensible site for regionally-oriented mixed-use development.
- Currently zoned Suburban Residential (S-R) & Planned Executive Office District (PEOD).



North I-91 Preston Ave Area (Future Land Use)





City of Meriden

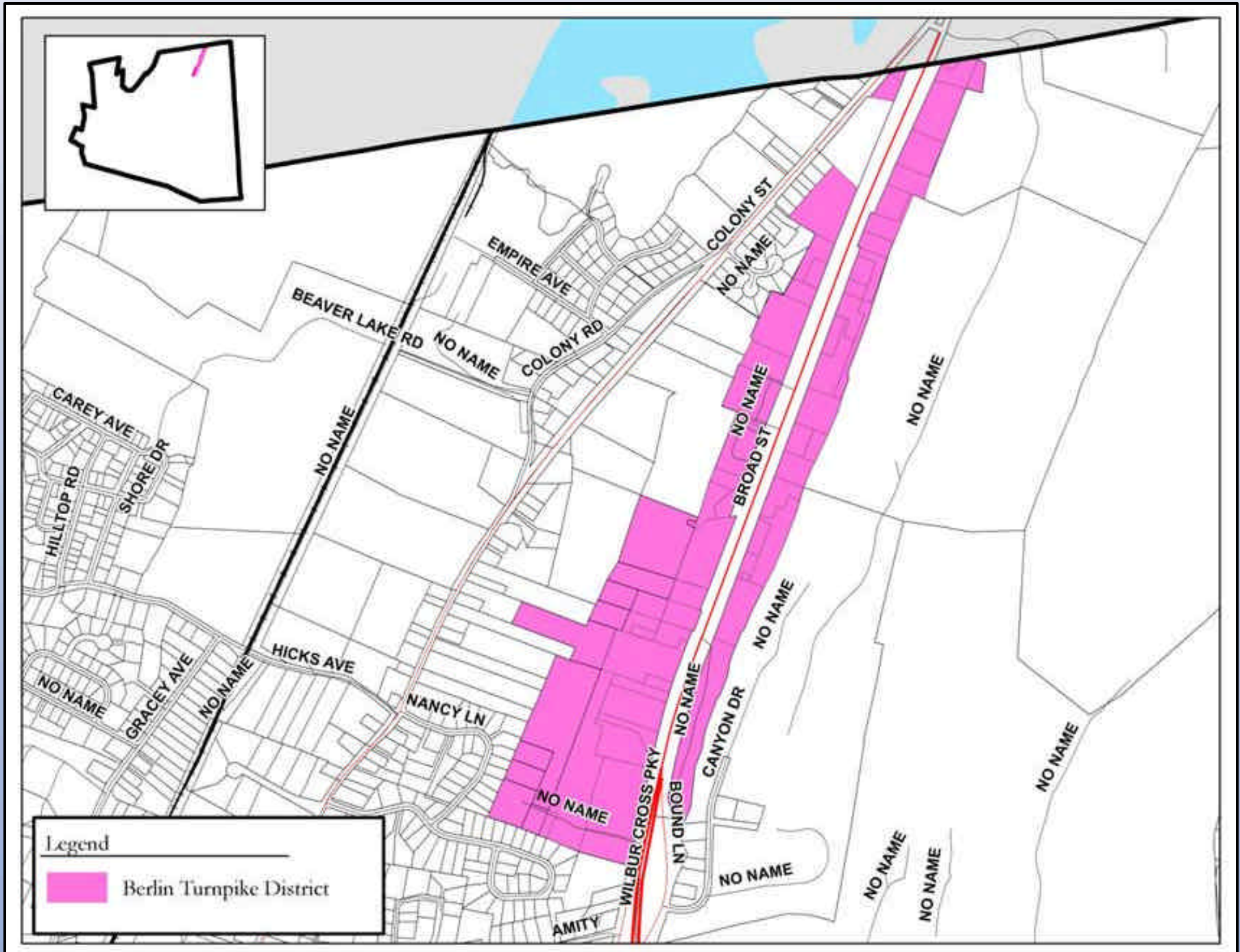
Plan of Conservation And Development

Berlin Turnpike

- Area is a mix of retail, office, automotive, food service & general commercial uses.
- Area has changed & developed in a piecemeal manner over an extended period of time
- Encourage the City to apply for a grant to study & plan for development that is cohesive, well-designed, & economically beneficial.



Berlin Turnpike (Future Land Use)





City of Meriden

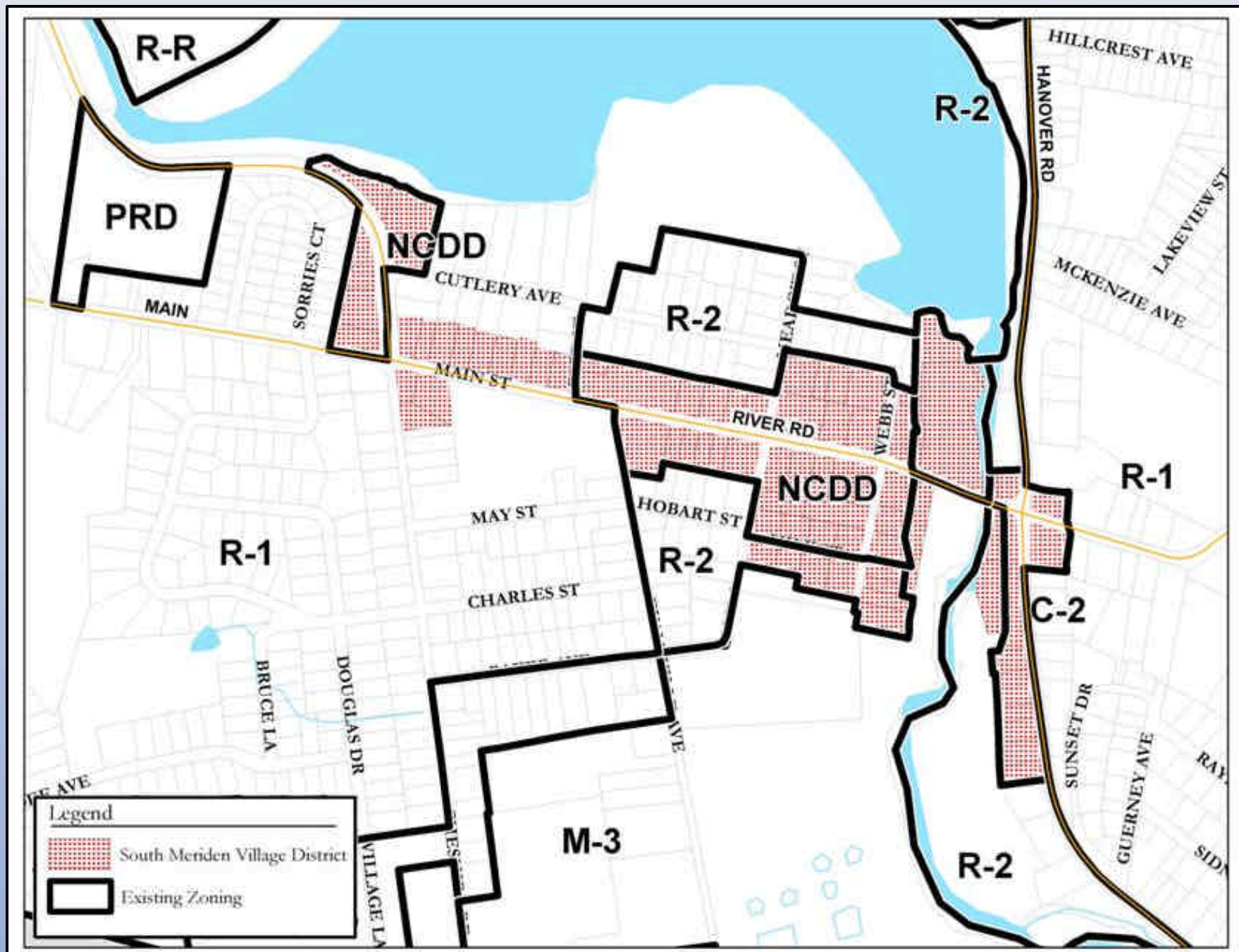
Plan of Conservation And Development

South Meriden Village District

- Envisions the highlighted area of South Meriden to receive a "Village District" designation per Section 8-2j of the CT General Statutes.
 - Designation by Zoning Comm. will allow for greater control over design elements & protection of the historic community character.
- Area has a wide variety of land uses including single & multi-family residential, retail businesses, institutional, & educational.



South Meriden Village District (Future Land Use)





City of Meriden

Plan of Conservation And Development

Broad St / East Main St. Commercial Development Dist.

- Envisioned as center for retail & other commercial uses with a high level of design & construction along with traffic & streetscape improvements.
- Area is a central focal point & gateway to & from points east in the Downtown.
- Intent of district is to expand the mass of commercial uses in this area with additional design emphasis.
- Current uses include retail, office, two-family & multi-family residences, & institutional uses.
- Area is currently zoned C-1 & R-4



Broad St / East Main St. Comm. Development Dist.





City of Meriden

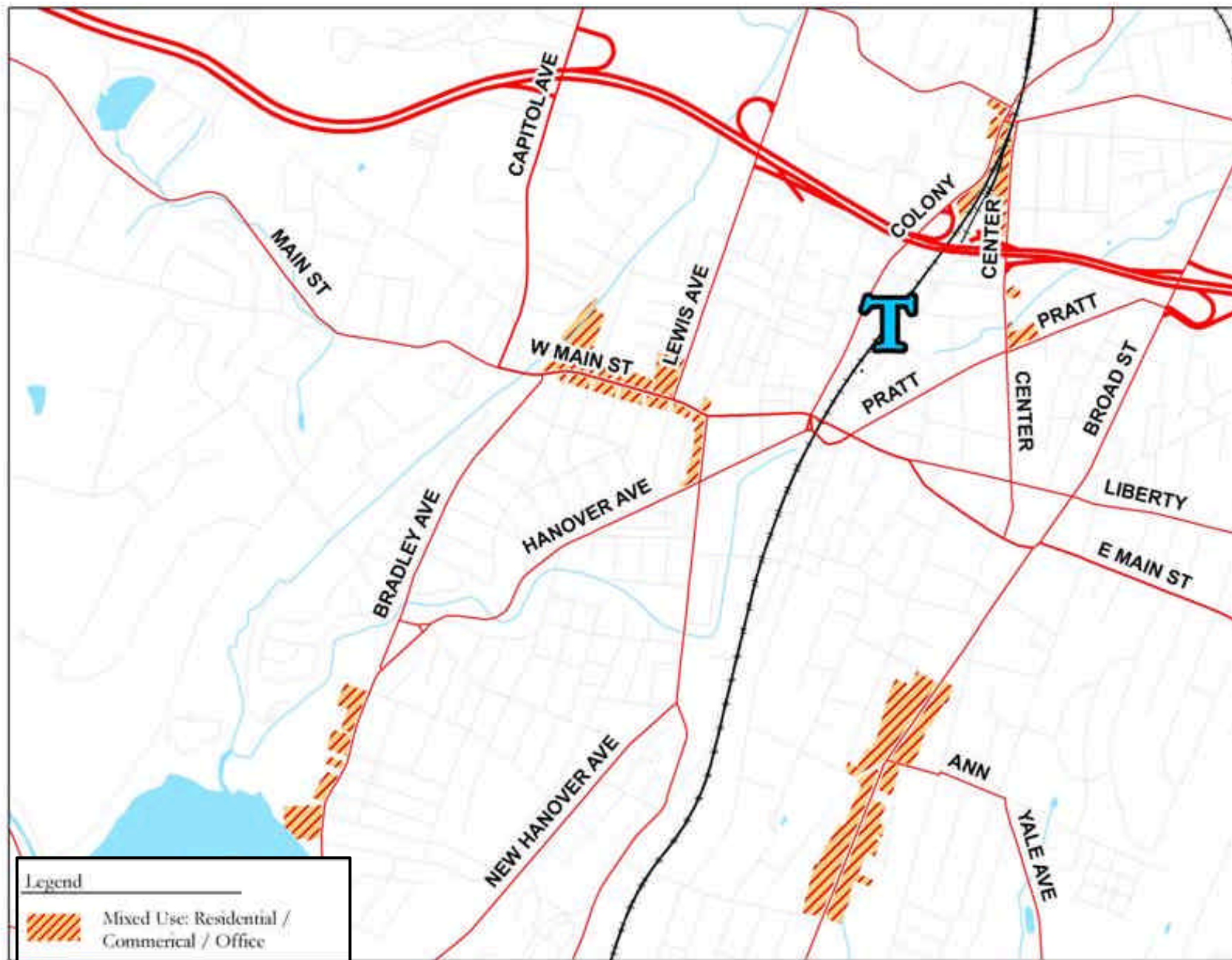
Plan of Conservation And Development

Mixed Use: Residential / Commercial / Office

- High traffic, transitional areas that can serve as focus for retail & other commercial uses; promote a high level of design along with traffic & streetscape improvements.
- Areas are small scale business focal points & gateways to the Downtown.
- Expand the mass of commercial uses in this area with additional design emphasis.
- Current uses include retail, office, two-family & multi-family residences, & institutional uses.



Mixed Use: Residential / Commercial / Office





City of Meriden

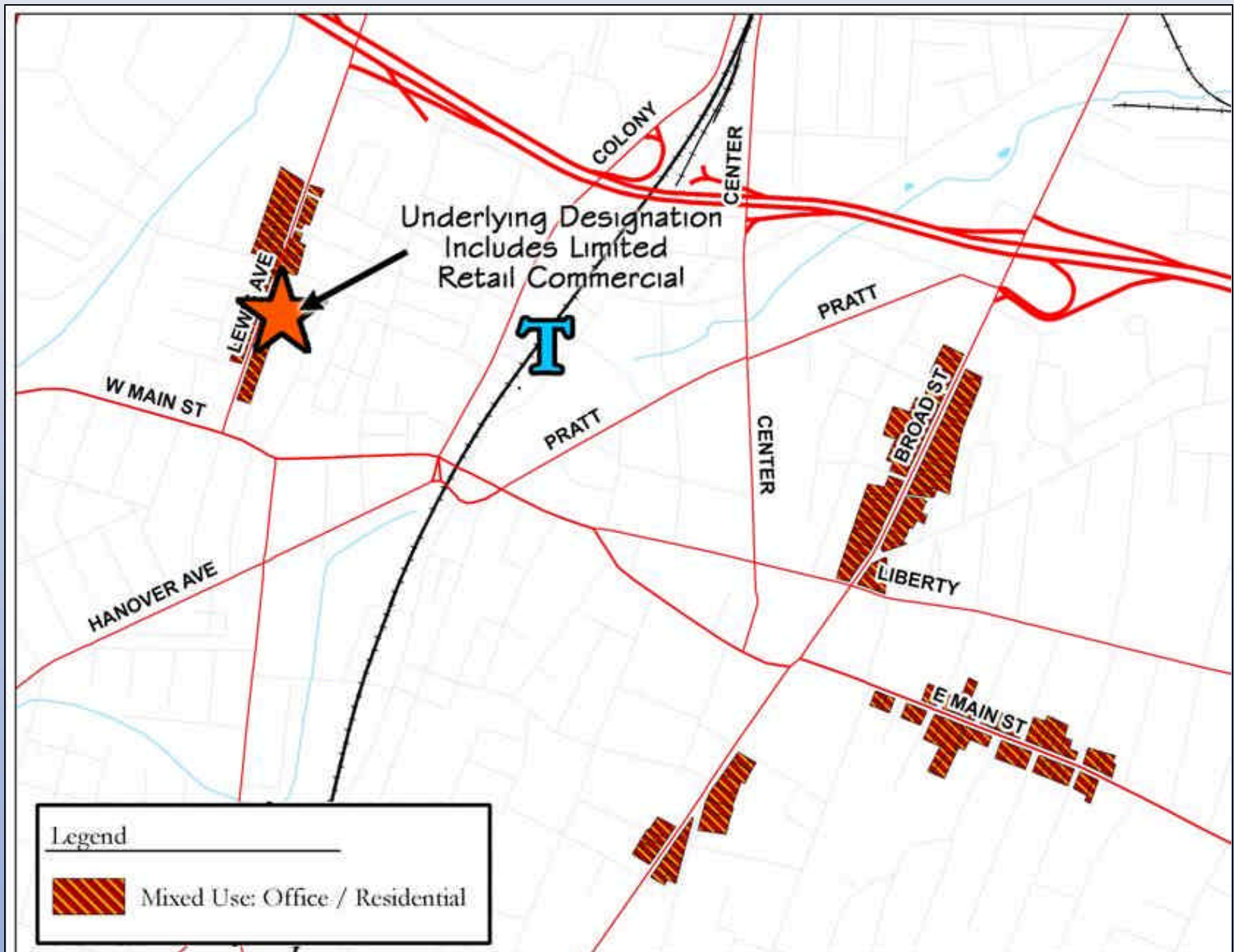
Plan of Conservation And Development

Mixed Use: Office / Residential

- Mixed use that is intended for areas where medium density residential uses combined with small offices are appropriate.
- Broad Street between Liberty St & Broadview Terrace provides a good example of desirable uses & design.



Mixed Use: Office / Residential





City of Meriden Plan of Conservation And Development



**Planning For
Meriden's Future**

Future Land Use Plan

Future Land Use Plan

