

Fleur De Lis Antiques and Design
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Charming properties like these are a rare find. Nestled in Historic West Redding Center near the Train Station and Post office is a lovely Country compound. Zoned as neighborhood business this parcel contains two commercial lots that have potential for many uses. Currently the Antique and Design business has run successfully here for 13 years. Prior to that the building was a restaurant for 30 years. The current owners have made great improvements on the main building updating the property to be extremely functional by replacing a second floor banquet room with a fully sized one bedroom apartment with a full kitchen, master bathroom and an office or a secondary bedroom. They have also added patios around the full exterior of the rear of the building with lush gardens. In addition they have completely renovated an existing Cottage with all new amenities and vaulted ceilings.

A feasibility study was just recently done which allows this property to be developed under 8-30g and bypass all local zoning laws and go directly through the State. The study allows the building to add another story comprising a minimum of 15 units up to 25 units maximum. The smaller cottage could be used as the main security/meetinghouse/clubhouse /bar. Further evaluation of the existing well would be in order for more expansion. There is a fully updated and licensed Septic for 300 meals per day. The existing sewage disposal system consists of 160 length of 27" "T-P" galleries which currently provide 1,136 square feet of leaching galleries. They can currently accommodate 7 bedroom units. Full Grease tank also underground and fully cleaned. Entire driveway and parking lot areas have been paved with Belgium block border. Handicap entrance does exist to the main building and can be easily adapted to the cottage/clubhouse with one current step entrance.

There is plenty of parking with 30 spaces and two handicap spaces totaling 34 spaces.

Because this is a TOD (Transit Oriented District) this property is the perfect candidate for numerous State Grants to develop either affordable housing or transit oriented district housing. Which is very much in demand along the Metro North Railroad Danbury Line corridor. Such groups as WesCog may offer funding to revitalize the area.

A number of public/private organizations have come together to create a \$15 million TOD Fund to promote development around station stops along the existing and proposed transit corridors. The state and the Connecticut Housing Finance Authority have each contributed \$1 million, adding to \$13 million of private capital from the fund manager, Local Initiatives Support Corporation (LISC). This fund will offer pre-development and acquisition financing to eligible projects and developers.

This fund is just one key component of a coordinated strategy to leverage transportation-related development to assist municipal partners and developers to strengthen local economies, including:

- Affordable housing funds via the Department of Housing and CHFA
- Infrastructure and TOD capital funds via OPM
- The TOD Fund offers loans of up to \$3 million for a variety of both pre-development and acquisition initiatives. Applications for this funding will be evaluated based on the project's ability to help:

- Create residential and mixed-use development near transit
- Increase affordable housing options
- Expand neighborhood retail, commercial or community services
- Revitalize vacant, blighted or underutilized property
- Leverage significant private investment
- Create construction and permanent jobs

Grants are available for qualified project and developers. Eligible developers may include private nonprofit or for-profit developers in good standing with the state of Connecticut who can demonstrate that they have the experience and financial capacity to execute their project.

Projects eligible for a TOD loan must:

- Be located within a half-mile of a station or stop along the CTfastrak, Hartford Line, Shore Line East or Metro-North's New Haven, New Canaan, Danbury and Waterbury lines.
- Include a residential component with a minimum percentage of affordable housing, based on the specific demographics of each site.

Transit-oriented development (TOD) projects are defined in [Section 13b-79o](#) of the Connecticut General Statutes.

WestCOG serves as a forum to promote cooperation among its member municipalities. WestCOG can initiate and implement services and programs as authorized by its municipalities. WestCOG also advises the region on land use, economic, emergency, and environmental planning. WestCOG supports the region's two [Metropolitan Planning Organizations \(MPOs\)](#). MPOs are federally-designated bodies responsible for transportation planning. MPOs are responsible for adopting long range transportation plans and endorsing federally funded transportation improvement projects.

WestCOG receives most of its funding from the federal government in support of its MPO [transportation planning](#) functions. This federal funding is supplemented by contributions from state and local sources. WestCOG also receives funding from state and local sources to perform its coordination and regional planning functions. Additional grants fund special projects supported by the region's mayors and first selectmen.

The primary areas of focus on TOD in the Capitol Region center in the Knowledge Corridor, the area that spans from New Haven to Springfield which has seen more than \$1.5 billion in construction that is underway in three new transit and transportation investments. These investments include

- [**CTfastrak**](#), a 9-mile 11 station bus rapid transit line that opened in 2015
- [**CTrail's Hartford Line**](#), a 13 station commuter rail service connecting New Haven to Springfield, scheduled to open in 2018
- The Vermonter Amtrak rail corridor connecting Washington DC to St. Albans Vermont through the Capitol Region

Making it Happen

The Capitol Region Council of Governments has worked recently to study the market around the stations on these three transit investments. In 2013, CRCOG published a market analysis entitled, Making it Happen: Opportunities and Strategies for Transit-Oriented Development in the Knowledge Corridor.

Station By Station

The section below presents information about each station area on the CT **fastrak** and **Ctrain** corridors. This section will be updated as new information on station area development becomes available.

Resources:

<https://todresources.org/>
<https://crocog.org/regional-planning-and-development/transit-oriented-development/>
https://portal.ct.gov/-/media/SOTS/regulations/Title_08/030gpdf.pdf