

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: Amendment to City's Comprehensive Plan of Development, Hill-to-Downtown Community Plan.

REPORT: 1488-07

PUBLIC HEARING HELD ON JANUARY 15, 2014, TRANSCRIPT AVAILABLE FROM POST REPORTING.

ADVICE: Approval

BACKGROUND

The Hill to Downtown Community Plan is the culmination of different attempts over the last decade to create a unified plan for this important central area between the central Hill neighborhood, the Medical/Hospital area, the Downtown, and the Transportation Center at Union Station. The Plan brings together several separate discussions and initiatives: including a HUD Challenge Grant for the Church Street housing complex, the City's engagement with the State Department of Transportation concerning Transit Oriented Development in and around Union Station, the City's participation in a HUD Sustainable Communities Grant lead by the Regional Plan Association of New York, and the plans and concerns of the institutional partners at Yale University School of Medicine and Yale New Haven Hospital, as well as other property owners. A multi-disciplinary consultant team and City staff facilitated 7 community meetings at the Hill Central School between September 2012 and September 2013. Smaller additional meetings were also convened with Church Street South residents, and with CONNDOT, for example.

The Plan finds market potential for 1400 new housing units, (300 of which should be low to moderate income) 600,000 to 1,000,000 of new lab/research space, 20,000 to 40,000 sf of convenience retail space, creation of 3,300 new jobs, (\$232 million in annual payroll) as well as 3000 construction-period jobs over the next ten years. The plan recommends some street alignment changes, Complete Streets improvements including pedestrian and bicycle accommodations, improved transit, and further development of new zoning. The plan notes resident and stakeholder involvement must continue as the plan is refined and funding is sought.

PLANNING CONSIDERATIONS

As mentioned in Section 296 of the Charter of the City of New Haven, it is the duty of the City Plan Commission "to prepare a comprehensive plan for the systemic and harmonious development of the city." This duty is codified in the Charter of City of New Haven, Section 179 (c). In addition, the plan is prepared in a manner consistent with Connecticut General Statutes, Section 8-23 and must be updated at least once every ten years. It takes into account the State Plan of Conservation and Development, pursuant to Chapter 297.

The current Comprehensive Plan for the city (adopted in October 2003) indicates that the Plan shows the Commission's most desirable use of land within the City of New Haven for residential, recreational, commercial, industrial, conservation, and other purposes and for the most desirable density of the population in the city. Any amendments proposed to the Plan shall be submitted to the City Plan department for administrative processing and the Executive Director may submit an amendment on behalf of the Commission or on behalf of the City Plan Department. The Plan encourages transit oriented development around Church Street South and the reuse of Church Street South in a manner that reflects its positioning between Downtown and Union Station (p. II.17). Since the Hill to Downtown Plan recommends street alignment changes,

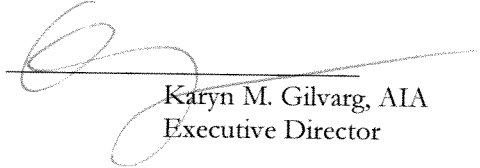
Complete Streets improvements, improved transit, and development of new zoning for the area around Church Street South, the Department recommends that this plan be approved as an amendment to the current Comprehensive Plan for the City (adopted in 2003).

ADVICE

The Commission recommends that the Board of Alders approve the Hill to Downtown Community Plan and that they adopt it as an amendment to the current Comprehensive Plan of the City (adopted in 2003) pursuant to Section 8-23 of Connecticut General Statutes and Section 296 of the Charter of City of New Haven.

ADOPTED: January 15, 2014
Edward Mattison
Chair

ATTEST:



Karyn M. Gilvarg, AIA
Executive Director