

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: DESIGN GUIDELINES FOR ROUTE 34 WEST DEVELOPMENT
(Executive Director City Plan)

REPORT: 1488-14

ADVICE: Approval

BACKGROUND

Before the Board of Alders is an Order to approve Design Guidelines for future development of the City owned Route 34 Parcels West of Dwight Street. The City Plan Department notes that these design guidelines will be used at several stages in the development process, including:

Education

The City of New Haven will use the guidelines to educate potential developers about the design intentions and up-front requirements for the design within this development project.

Land Disposition

The City Plan Commission, in its advice to the Board of Aldermen concerning the Route 34 West corridor, will use the Design Guidelines to ensure compatibility with proposed zoning, land uses and building/site designs.

Site and Building Design

The City Plan Commission will use the Design Guidelines to ensure that the proposed design of projects within Route 34 West corridor adhere and respond to the guidelines.

Zoning

The project site contains a mix of BD 2, BA, RM-2 and RM-1 zoning. Zoning relief may be needed to allow some approved land uses within the project area. In the event a developer seeks relief from the underlying zoning through the Board of Zoning Appeals, project staff will provide comment on the merits of the application relative to the Design Guidelines.

Consideration will be given to deviations from the guidelines only if agreement is reached with the City of New Haven on the specific design proposal.

PLANNING CONSIDERATIONS


These Design Guidelines are intended to work with the concurrently submitted zoning map change for the same parcels, which include the currently vacant land between Legion Avenue and Martin Luther King Boulevard from Dwight Street to Ella Grasso Boulevard. While the zoning map amendments will guide use and general bulk and density, the guidelines give a clearer indication of the form of new development.

ADVICE and FINDINGS

The Commission finds the Design Guidelines in the best interest of the City, in conformance with the Comprehensive Plan, in particular the Plan Directive to maintain New Haven's unique Sense of Place, and therefore recommends approval.

ADOPTED: January 15, 2014
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director