New Haven
Future Framework

Future Framework 2008

September 25, 2008

John DeStefano, Jr.
Mayor

New Haven: The next decade

Improving quality of life

- **Education**
- **Equity**
- **Environment**
- **Economy**

Demographics: New Haven, Hartford & Bridgeport

Population
Big Three: 384,733
Statewide: 3,405,565
Big Three: 11.3% of total Population

Average Families Below Poverty Level
Big Three: 27.7%
All others: 2.9%

Average Minorities as Percentage of Population
Big Three: 66.7%
All others : 20.1%

Low Income and Section 8 Housing Units
Big Three: 20,778
All others : 34,491
Big Three: 39% of statewide total

Average Tax Exempt Property
Big Three: 46.6%
All others: 10.8%

Labor Market
Big Three host 14% of jobs statewide

Average Percentage Homes with Female Head of Household
Big Three: 25.5%
All others: 9.3%

Average Households with English as a Second Language
Big Three: 39.5%
All others: 13.9%

Average Median Income
Big Three: $33,819
Statewide: $63,422

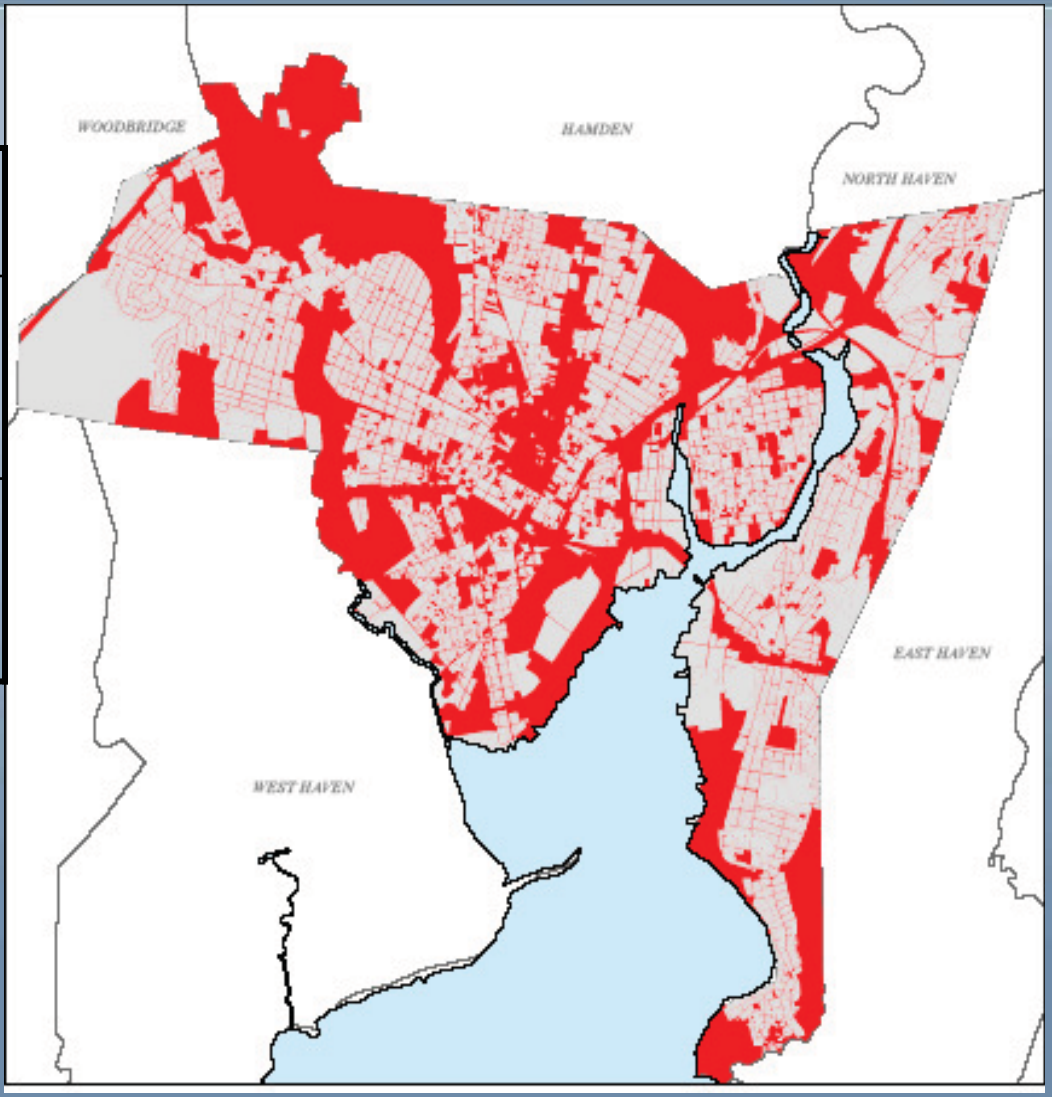
Average Unemployment Rate
Big Three: 7.9%
Statewide: 3.5%

Average Percentage of Owner-Occupied Housing Units
Big Three: 35.5%
All others: 68.1%

Statutory Grants to Municipalities
Big Three: 28%
All other municipalities: 72%

New Haven GL 2007 % of Property Tax Exempt

Total Real Property	9.82 Billion	100%
Exempt Property	4.08 Billion	42%
Taxable Real Property	5.74 Billion	58%



Taxable Grand List VS Exempt Grand List

Town Name	2005 Grand List (Gross taxable)	Grand List Per Capita	Total Exempt	% Exempt
New Haven *130,331*	4,192,456,244	32,168	3,117,638,332	43%
Woodbridge *9,276*	1,192,053,570	128,509	124,526,200	9%
Hartford *124,346*	3,575,226,148	28,752	2,405,525,483	40%
West Hartford *64,577*	3,747,580,380	58,033	666,433,250	15%
Bridgeport *144,470*	5,389,073,132	37,302	2,433,814,089	31%
Westport *26,275*	10,333,795,667	393,294	1,869,177,400	15%

Shartenberg Tax Analysis

Land area is 6.5% of City Land area

Assessed value is 26% of City total

Jobs are approximately 33% of City's 79,000 total

GL YEAR	2006	2007	2008	2009	2010	2011*	2012	2013	2014
Assessment (Estimated 2010-2014)	2,092,790 EXEMPT	2,092,790 Frozen at Land Value	2,092,790 Frozen at Land Value	2,092,790 Frozen at Land Value	34,230,000 (20% Phase in)	34,230,000 (40% Phase in)	34,230,000 (60% Phase in)	34,230,000 (80% Phase in)	34,230,000 (100% Phase in)
Estimated Taxes At 42.21 Mills	EXEMPT City Owned Property	88,336	88,336	88,336	288,970	577,939	866,909	1,155,879	1,444,848

The Shartenberg Development sits within the Empowerment Zone and therefore receives a frozen assessment during construction and a 5- year phase in of the assessment of site improvements.

After the initial 8 years of development and phase-in the project will unlock an over $1.4 million in annual tax revenue.

•Next Revaluation assessment will increase past estimate.

Gateway Community College Development: State Property Pilot

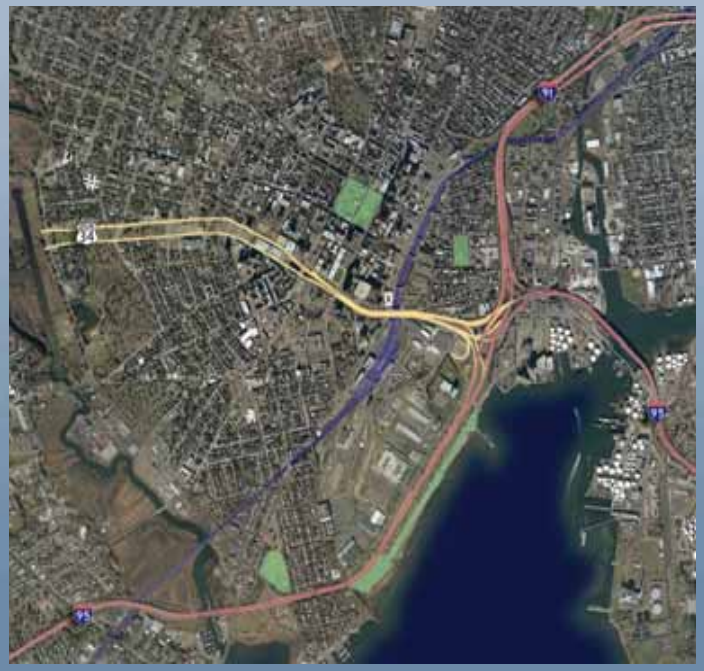
	GL 2009 FY 10-11 State PILOT 11-12
Estimated Assessment	87,701,199
Estimated Tax Liability	3,701,867
45% Statutory Reimbursement	1,665,840
38% Recent Reimbursement	1,430,750

New Haven: The next decade

Economy

Development strategy

- Build new jobs on existing economic base
- Workforce development
- Neighborhood housing & quality
- Responsible and sustainable
- Grow tax base without losing our "sense of place"
- Urban infill



New Haven: The next decade

Economy

Urban infill strategy

- Utilize surface parking lots, surplus highway ROW and vacant land for new development
- Increase density, especially in central New Haven
- Increase transit viability
- Encourage mixed use to reduce distances between residences, work, shopping and recreation

New Haven: The next decade

Economy

Infill areas

A. Gateway

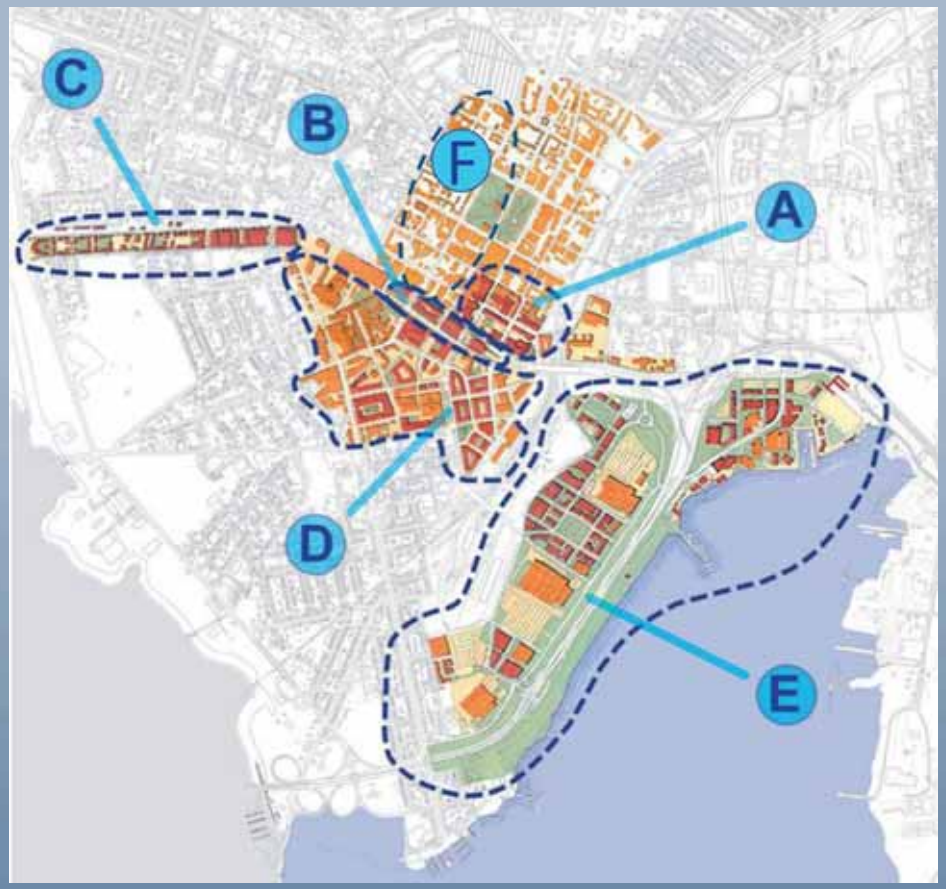
B. Downtown Crossing/Route 34 East

C. Route 34 West/MDP

D. Medical/ Union Station

E. Long Wharf

F. Yale



Existing buildings
Infill buildings

New Haven: The next decade

Economy

A. Gateway: Coliseum Site / Malley's & Macy's Sites

Malley's & Macy's

- **New home for Gateway Community College**

Coliseum Site

- **New Long Wharf Theatre**
- **Knights of Columbus expansion**
- **Retail, Office, Residential adjacent to 9th Sq.**
- **New street (George-Frontage/or Orange-State)**
- **Extend Fair St. to Olive St./ Wooster Square**
- **Northland Development**

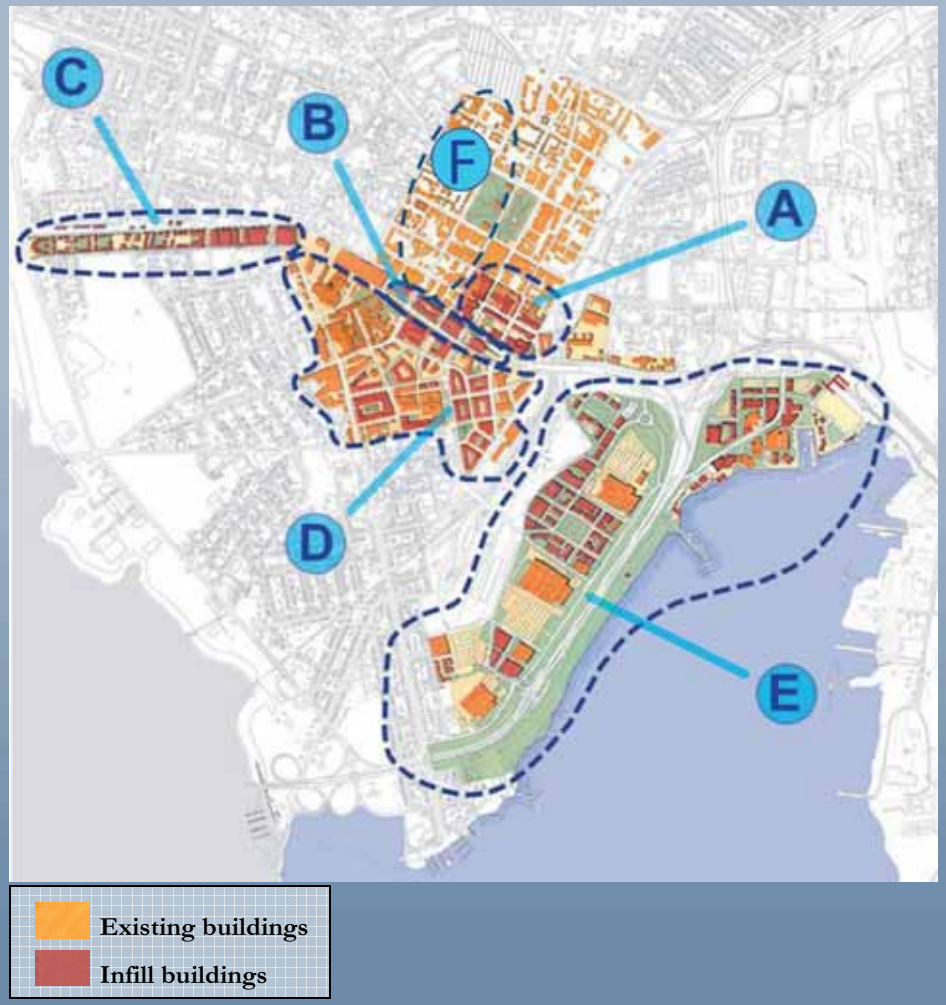
A. Gateway: Coliseum site

	TOTAL
Total (s.f)	1,530,000
Retail (s.f)	40,000
Commercial (s.f)	80,000
Civic – Tax Exempt / PILOT	425,000
Residential (s.f)	368,750
Parking Garage (s.f)	530,000
New Jobs Created	753
Number of Residential Units	550
New Taxable Assessed Value	58,238,921
New Tax Exempt Assessed Value	96,740,000
New Tax Revenue (at current mill rate)	$2,458,265
New PILOT (at 45% Reimbursement)	$1,665,840

New Haven: The next decade

Economy

- ***A. Gateway***
- ***B. Downtown Crossing/Route 34 East***
- ***C. Route 34 West/MDP***
- ***D. Medical/ Union Station***
- ***E. Long Wharf***
- ***F. Yale***

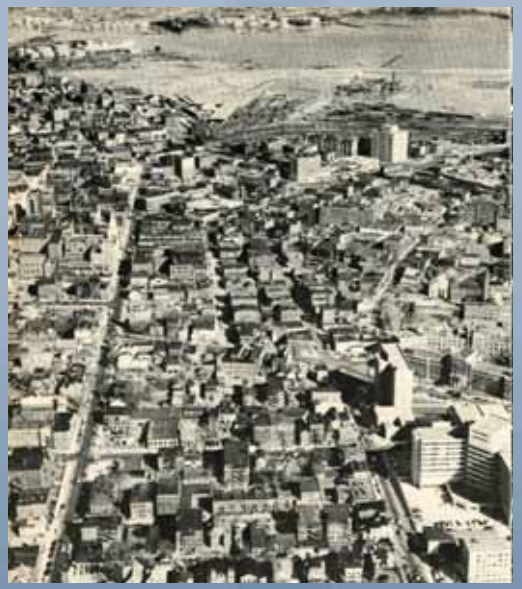


50 Years of Highway Construction

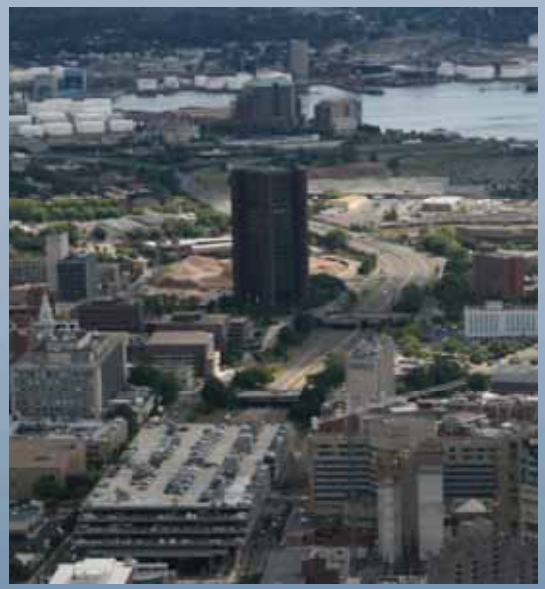
Project	Selected Impacts in New Haven
Connecticut Turnpike	186 principal buildings demolished.
Route 34 (East)	881 families displaced.
	358 principal buildings demolished.
Route 34 (West)	600 families displaced.
	65 businesses displaced.
Interstate 91	1,200 principal buildings razed.
	150 businesses displaced.
Current Projects	31 Acres Tax Exempt, $11.5 Million Grand List Loss, 450 Displaced Jobs

B. Route 34 East: Downtown Crossing

1950



2008



2020

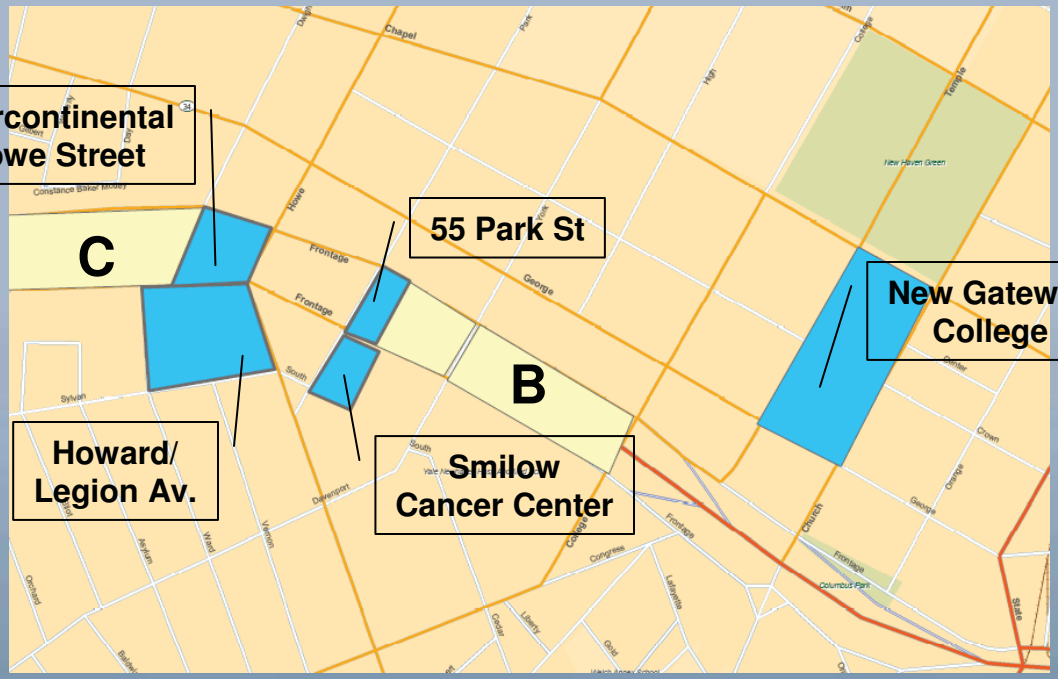
New Haven: The next decade

"Connector Developments"

55 Park Street

Intercontinental - "2 Howe St"

Smilow Cancer Center



New Haven: The next decade

Economy

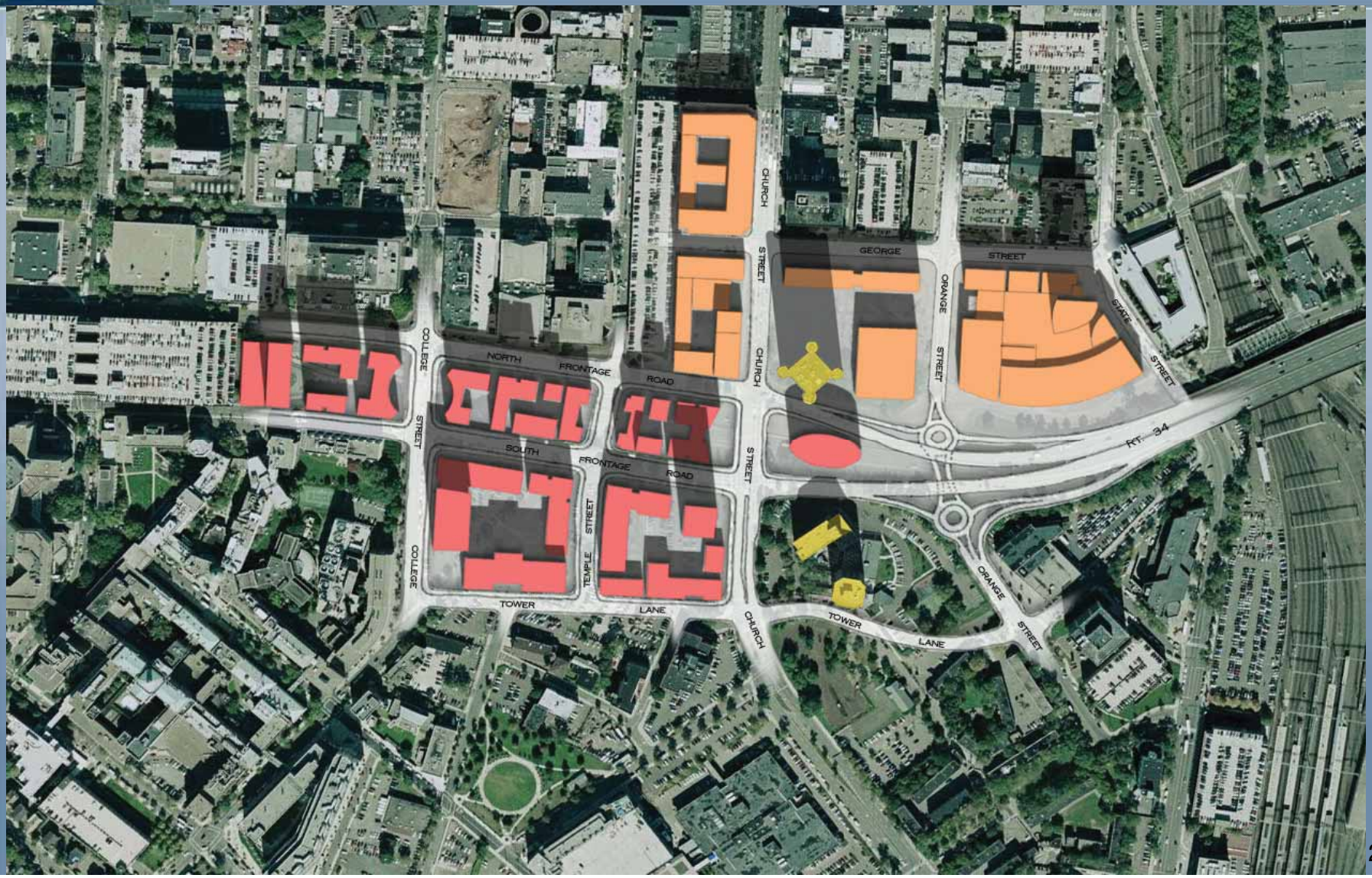
B. Route 34 East: Downtown Crossing

- **Conversion of Route 34 highway to an urban boulevard**
- **Up to 4 new development sites totaling approximately 10 acres**
- **Two reconnected streets: Orange St. and Temple St.**
- **Mixed-use development: residential, commercial, and bio-medical units, along with structured parking**
- **Initial bio-medical development by Winstanley Enterprises on College Street**

Downtown Crossing – Urban Grid

Downtown Crossing - Present Day

Downtown Crossing – Future Developments



B. Downtown Crossing: Route 34 East

	TOTAL
Total (s.f)	894,661
Retail (s.f)	120,783
Commercial / Medical / Bio Tech & Research (s.f)	444,125
Residential (s.f)	144,345
New Jobs Created	2,116
Number of Residential Units	180
New Taxable Assessed Value	95,044,361
New Tax Revenue (at current mill rate)	$4,011,822

New Haven: The next decade

Economy

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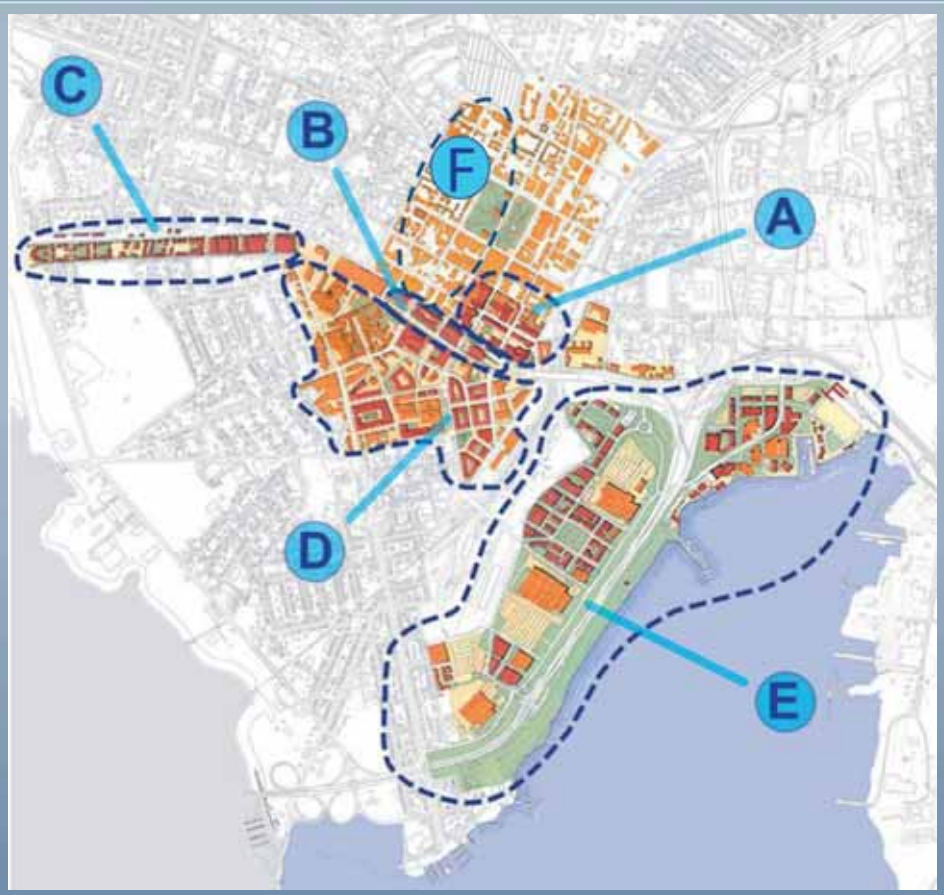


Existing buildings
Infill buildings

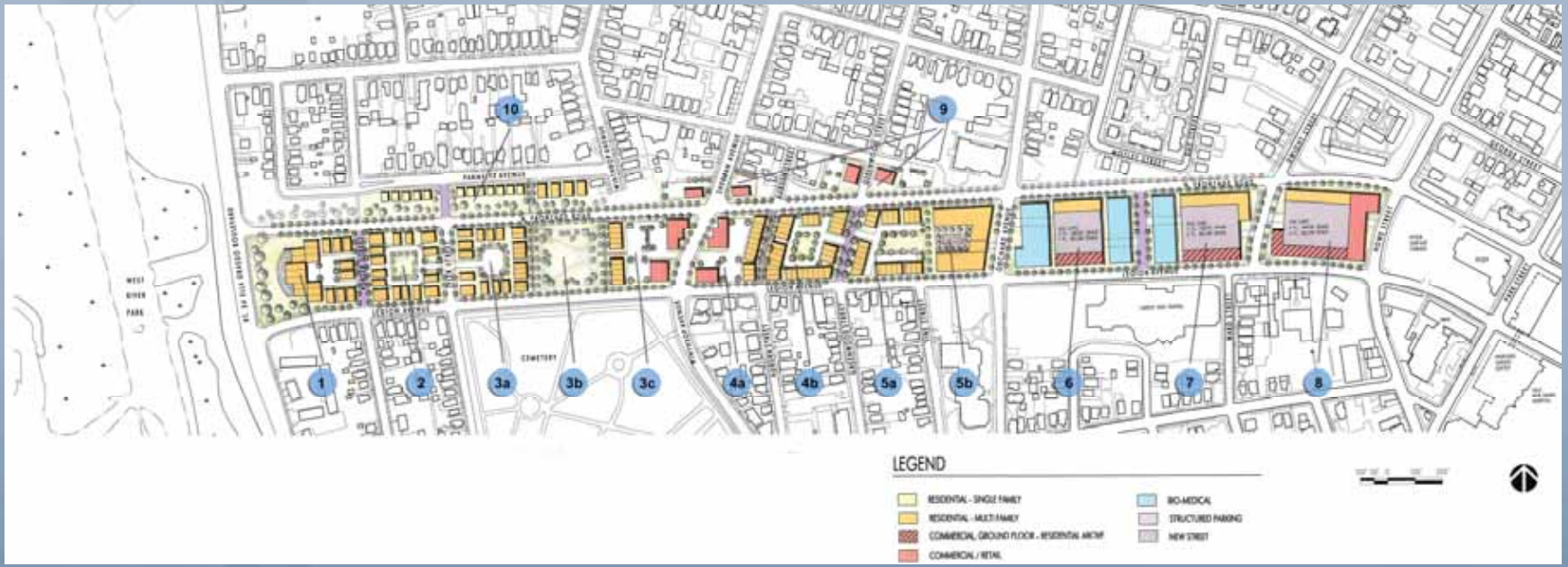
New Haven: The next decade

Economy

C. Route 34 West/MDP

- New retail, office, commercial, bio-science, residential
- Reconnect Hill, Dwight, West River neighborhoods
- Opportunities for neighborhood entrepreneurship
- Municipal Development Plan under CGS 132
- Reconnected/New through streets: Greenwood, Auburn

C. Route 34 West/MDP



RKG, 2006

C. Route 34 West/MDP

	TOTAL
Total (s.f)	1,749,300
Commercial / Medical / Bio Tech & Research (s.f)	311,000
Residential (s.f)	753,000
Parking Garage (s.f)	685,300
New Jobs Created	733
Number of Residential Units	620
Number Parking Spaces	1958
New Taxable Assessed Value	164,006,618
New Tax Revenue (at current mill rate)	$6,922,719

New Haven: The next decade

Economy

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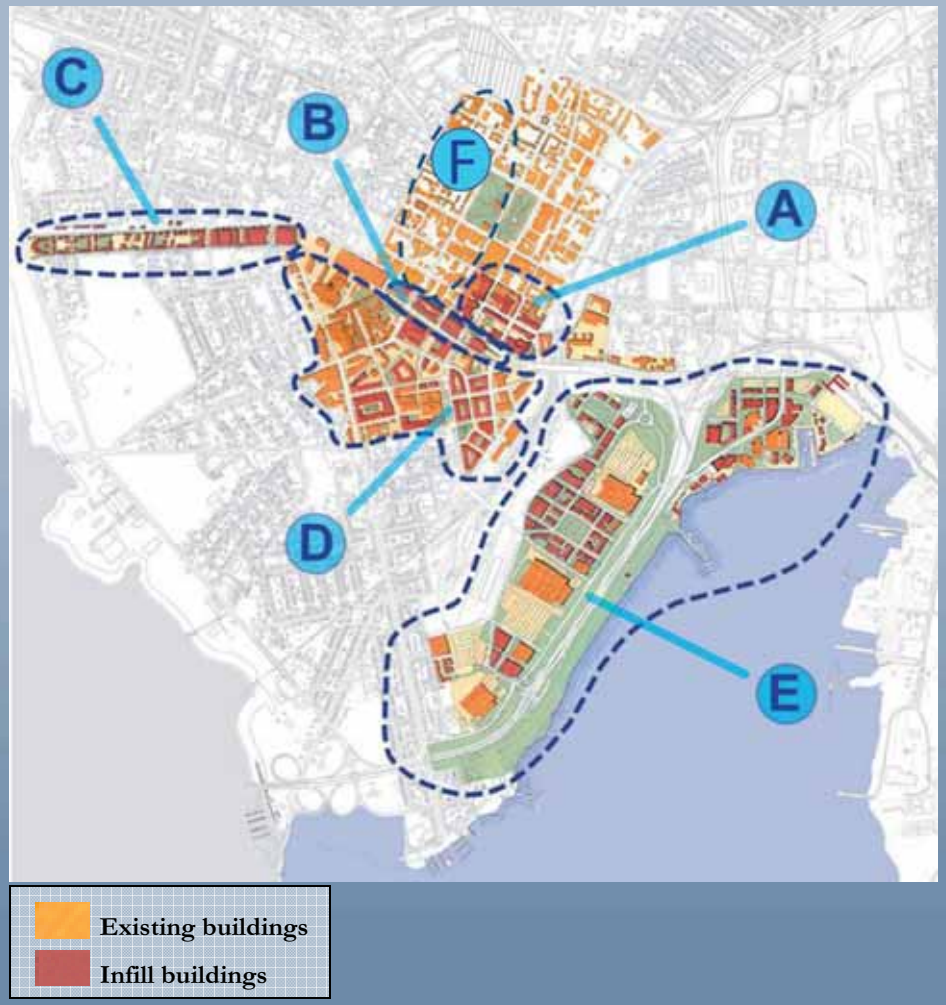


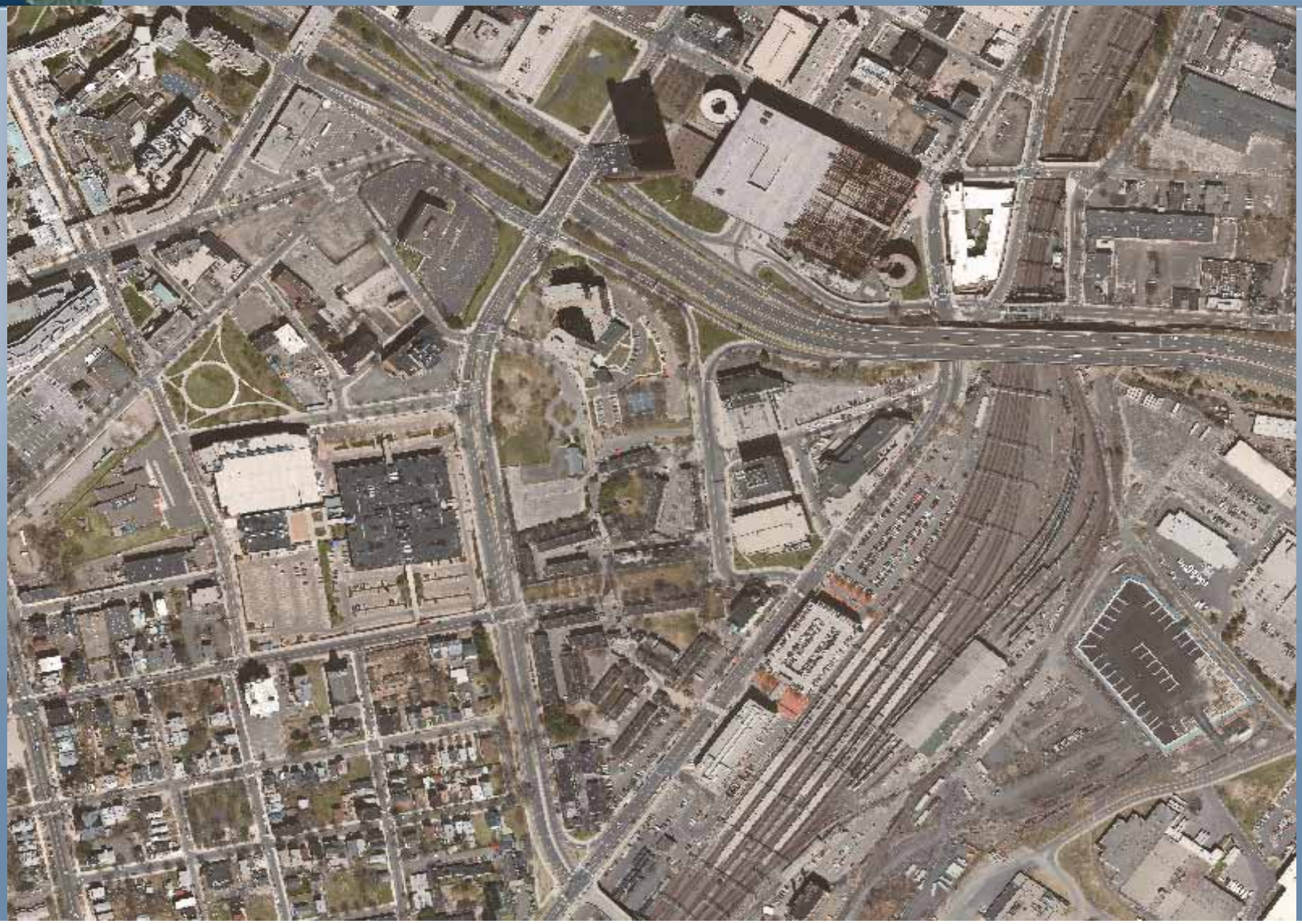
New Haven: The next decade

Economy

D. Medical District/ Union Station

- **Medical District infill, largely on surface parking lots**
- **Union Station garage development (TOD)**
- **Connect Downtown & Medical District**
- **Add residential and retail now absent from institutional area**
- **Church Street South**
- **New streets to improve circulation south of 34**

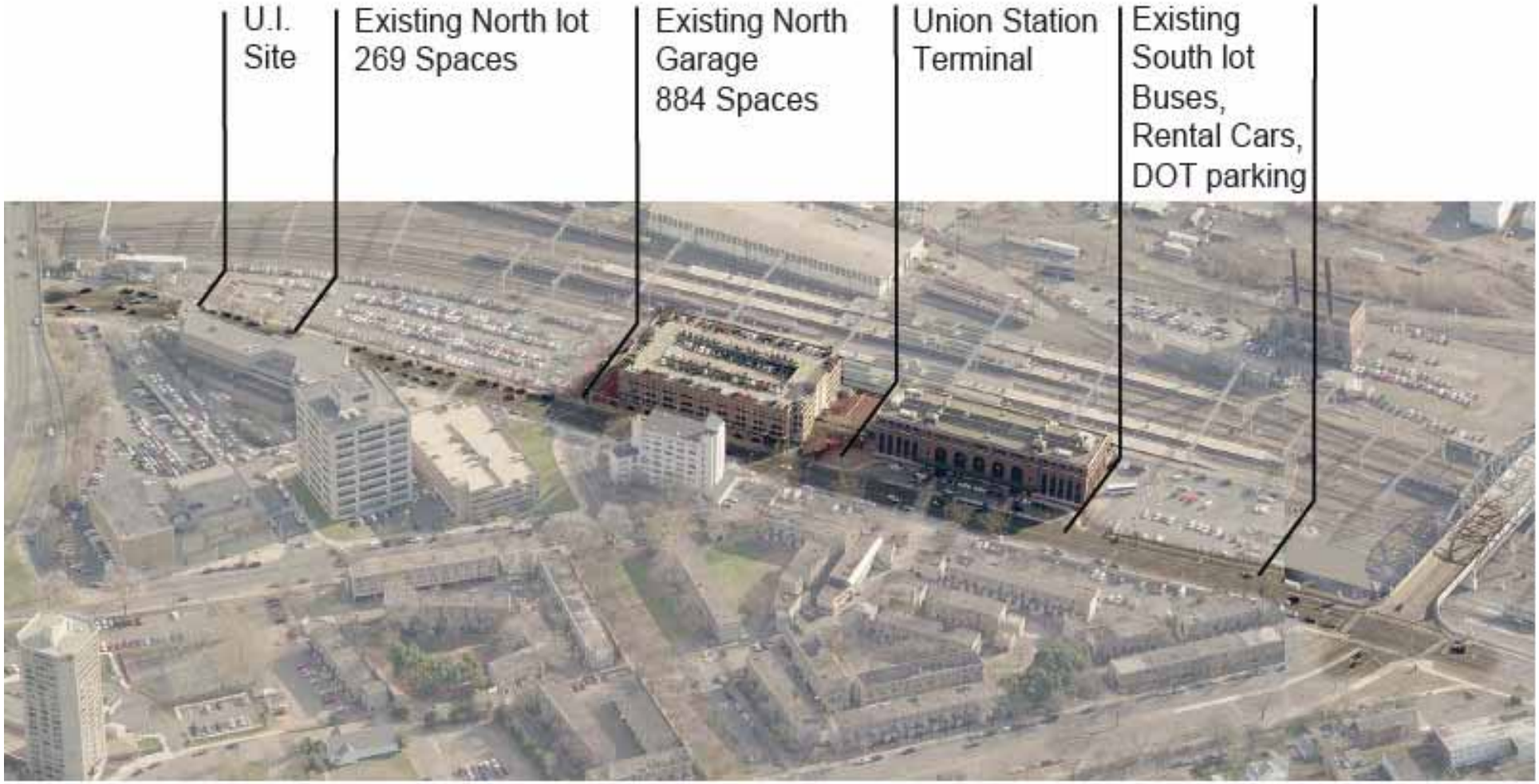
Church Street South



D. Medical District/ Union Station

Davis, Brody & Bond, 2003

D. Medical District/ Union Station

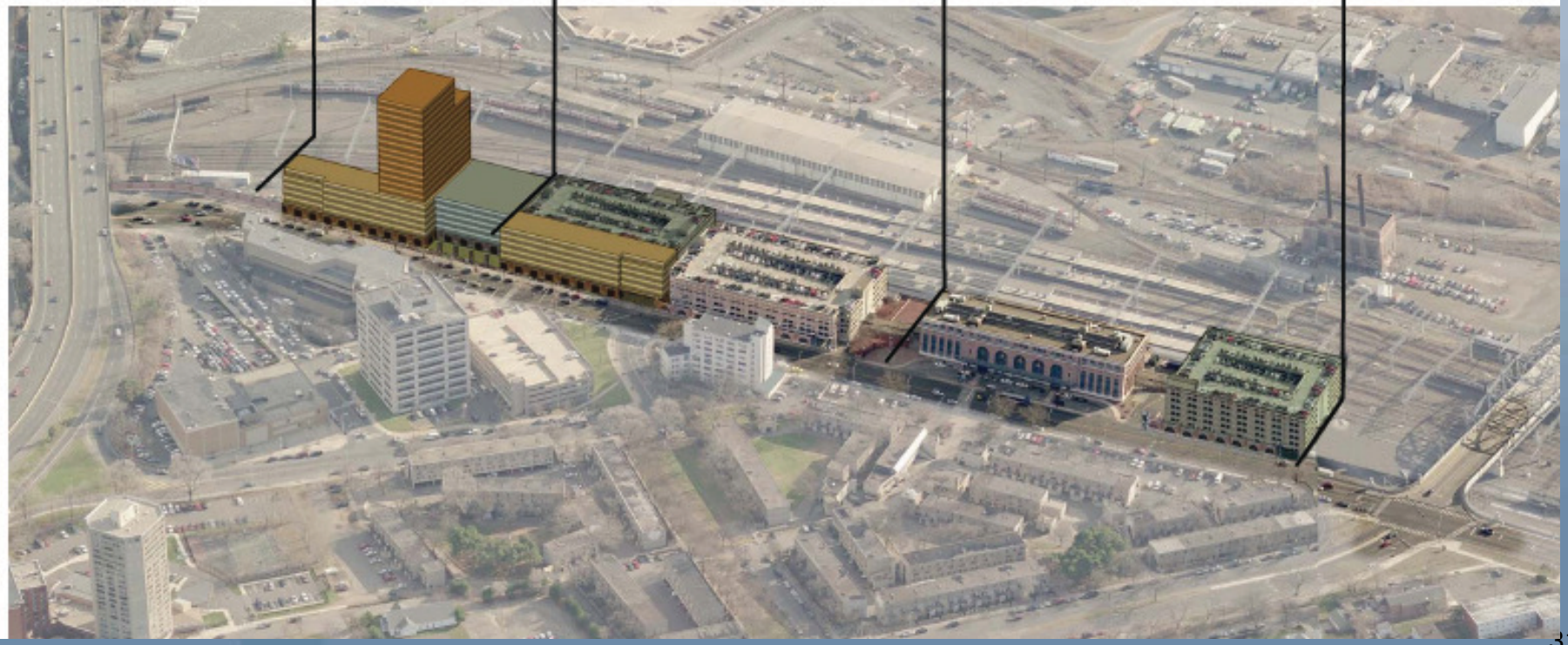


D. Medical District/ Union Station

Phase 3:
- New development garage 500 spaces
- New retail 20,000sf
- New office 90,000sf
- New loft apartments 138 units

Phase 2:
- New North Garage 530 spaces
- Develop retail frontage at existing garage 14,000sf

Phase 1:
- New South Garage 667 spaces
- Pedestrian Bridge to Union Station
- Multi-modal connections at grade
- Expand mixed use development of Union Station 50,000sf



D. Medical District/ Union Station

	TOTAL
Total (s.f)	8,670,000
Retail (s.f)	100,000
Commercial / Medical / Bio Tech & Research (s.f)	400,000
Civic – Tax Exempt / PILOT (s.f)	3,000,000
Residential (s.f)	1,000,000
Parking Garage (s.f)	2,170,000
New Jobs Created	10,000
Number of Residential Units	1,000
Parking Spaces Created	6,200
New Taxable Assessed Value	558,783,542
New Tax Exempt Assessed Value	840,961,914
Net New Tax Revenue (at current mill rate)	$23,586,253
New PILOT (at 77% Reimbursement)	$27,332,692

New Haven: The next decade

Economy

A. *Gateway*

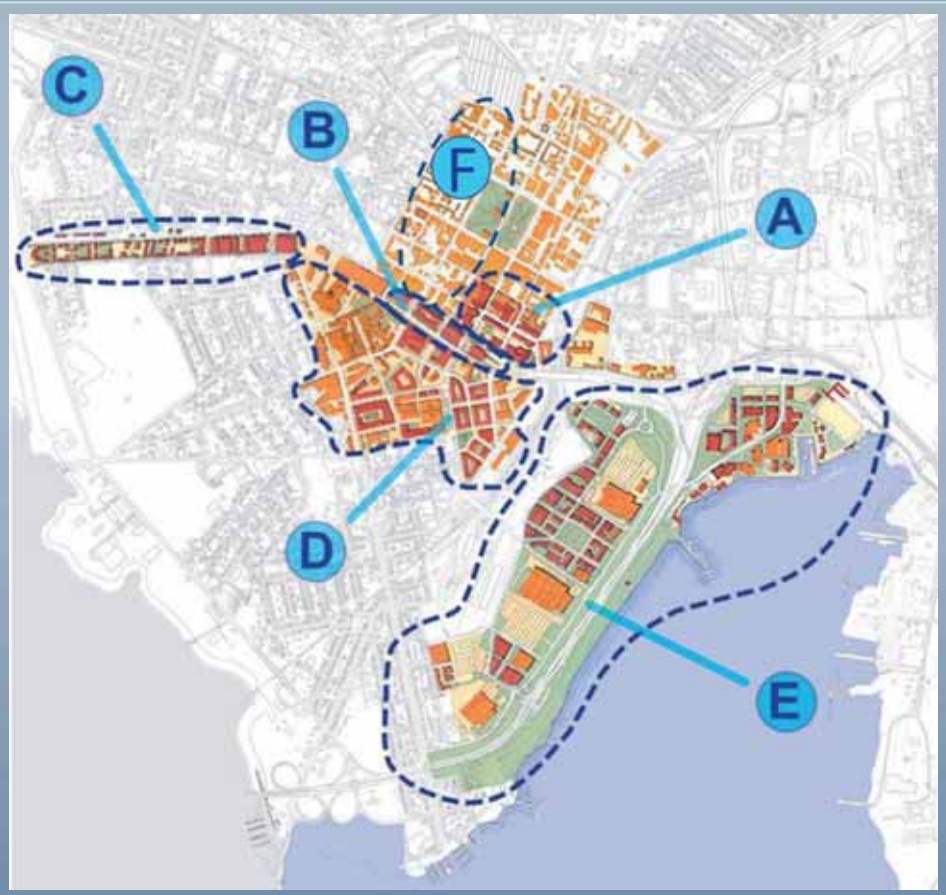
B. *Downtown Crossing/Route 34 East*

C. *Route 34 West/MDP*

D. *Medical/ Union Station*

E. *Long Wharf*

F. *Yale*



Existing buildings

Infill buildings

New Haven: The next decade

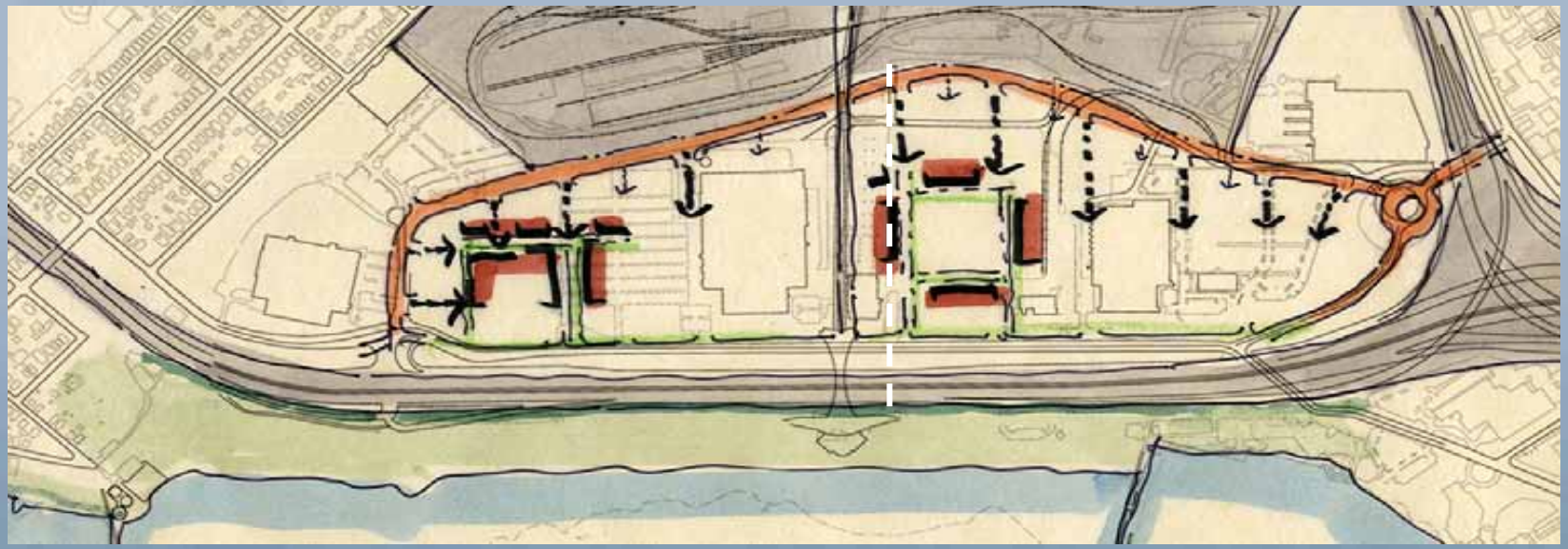
Economy

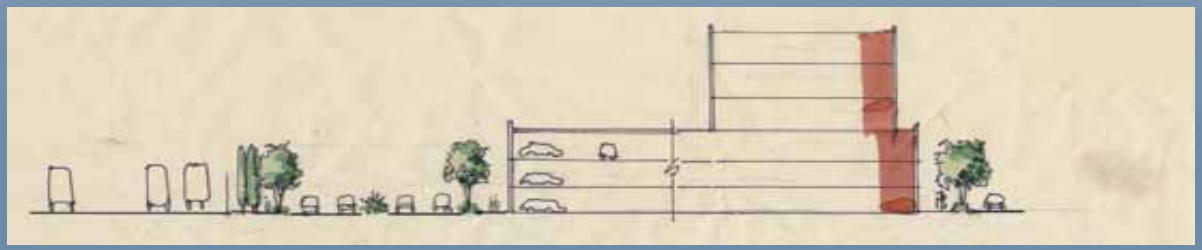
E. Long Wharf

- New Ring Road
- Long Wharf Drive closure/ Park expansion
- Boathouse at Canal Dock
- New mixed use neighborhoods:
  - Maritime Center/ Hamilton Street
  - Post Office Park
  - Brewery Square
  - Sargent Drive South

E. Long Wharf

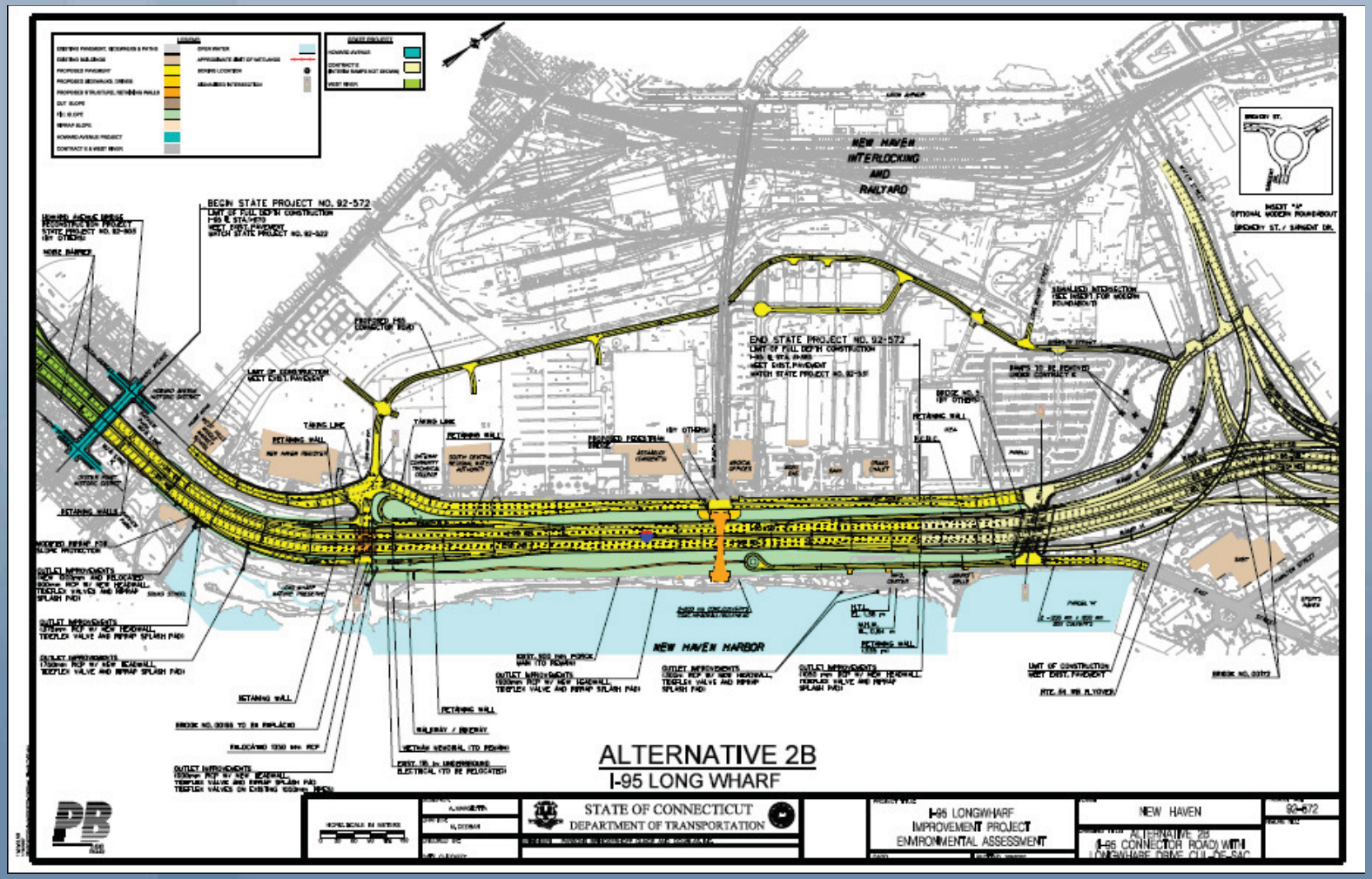
- **Ring Road from Brewery Street @ Route 34 to Long Wharf Drive @ New Haven Register site; enable new access to sites**





E. Long Wharf

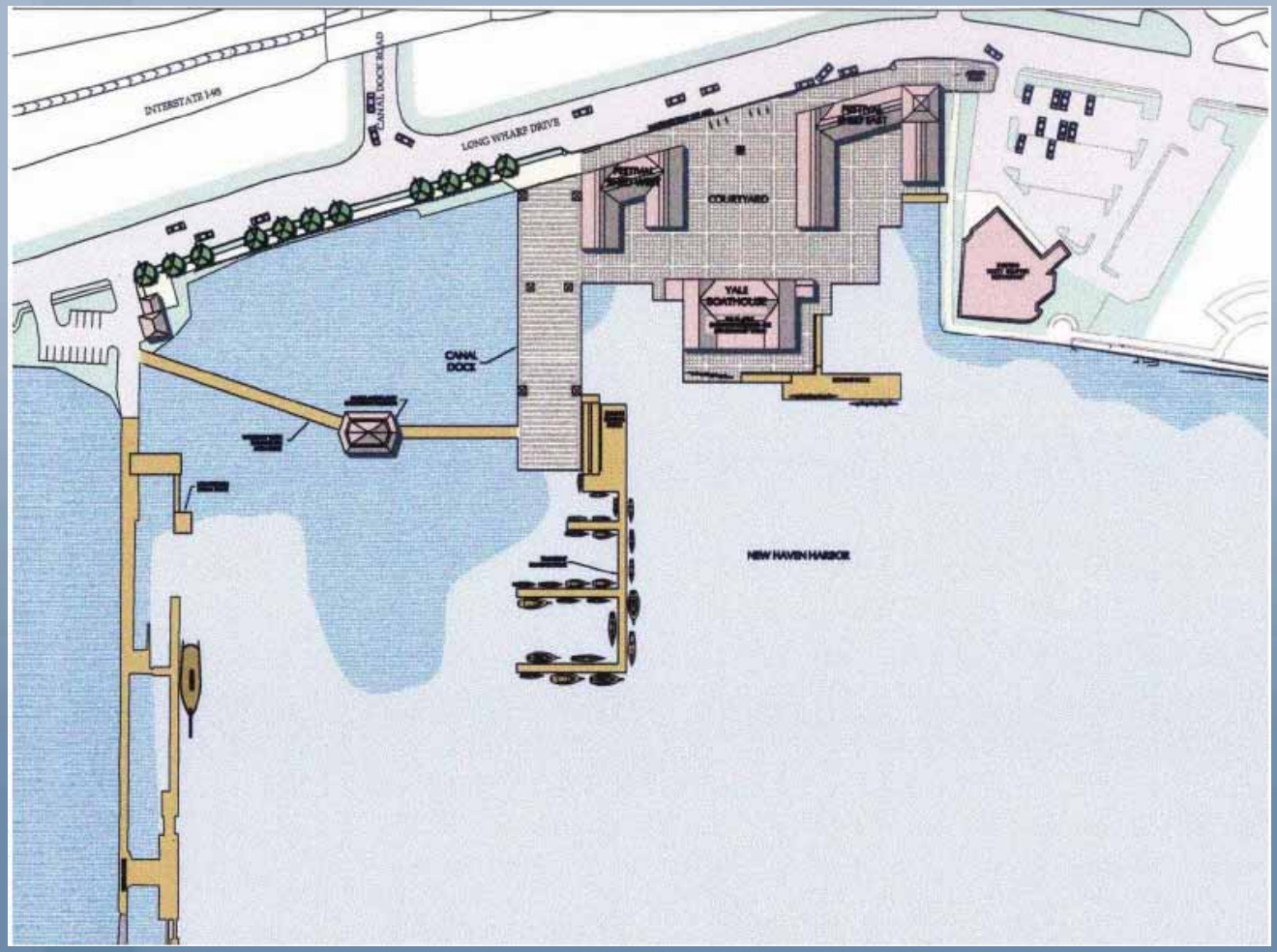
- **I-95 widening Alternate 2B - Environmental Assessment**



E. Long Wharf

E. Long Wharf

- **Canal Dock: Community Boathouse & Public Access**



E. Long Wharf

	TOTAL
Total (s.f)	3,400,000
Retail (s.f)	435,000
Commercial (s.f)	2,262,000
Civic – Tax Exempt / Post Office	85,000
Residential (s.f)	654,000
New Jobs Created	9,000
Number of Residential Units	550
New Taxable Assessed Value	405,193,000
Net New Tax Revenue (at current mill rate)	$17,104,000

New Haven: Future Framework

Infill Development Potential

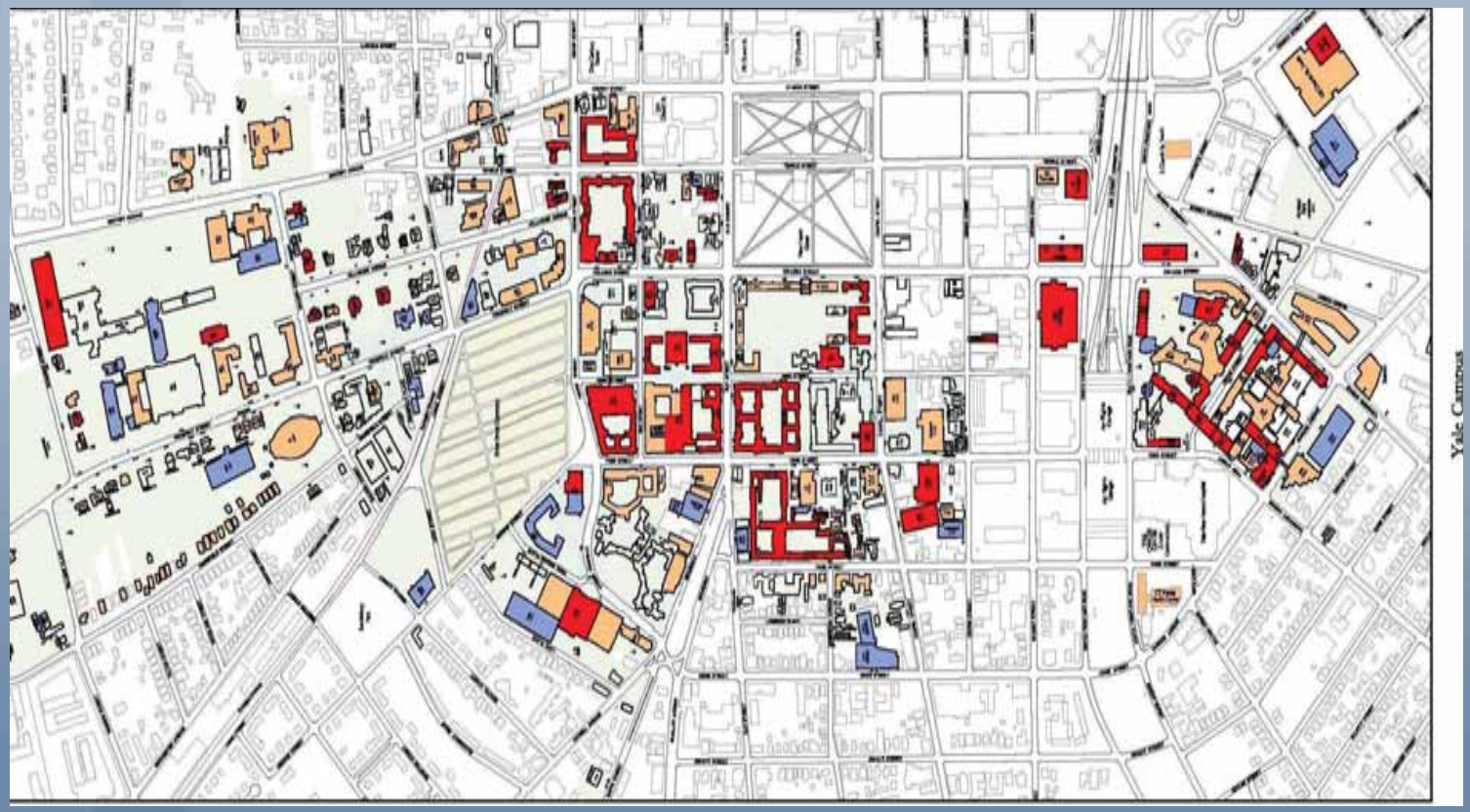
	TOTAL
Total (s.f)	16,243,961
Retail (s.f)	695,783
Commercial (s.f)	3,497,125
Civic – Tax Exempt / PILOT	3,654,345
Residential (s.f)	2,775,750
Parking Garage (s.f)	3,385,400
New Jobs Created	22,602
Number of Residential Units	2,900
Taxable Assessed Value	1,281,266,442
Tax Exempt Assessed Value	937,701,914
Tax Revenue (at current mill rate)	$54,153,041
New PILOT (at statutory reimbursement)	$28,998,532

F. Yale

Planning Precincts
1
4
6
1. Upper Prospect
2. Science Hill
3. Hillhouse
4. Broadway, Tower Parkway
5. Core
6. Medical Center
2
3
5
Yale University
Cooper, Robertson & Partners
2000 Framework Plan

Yale Development

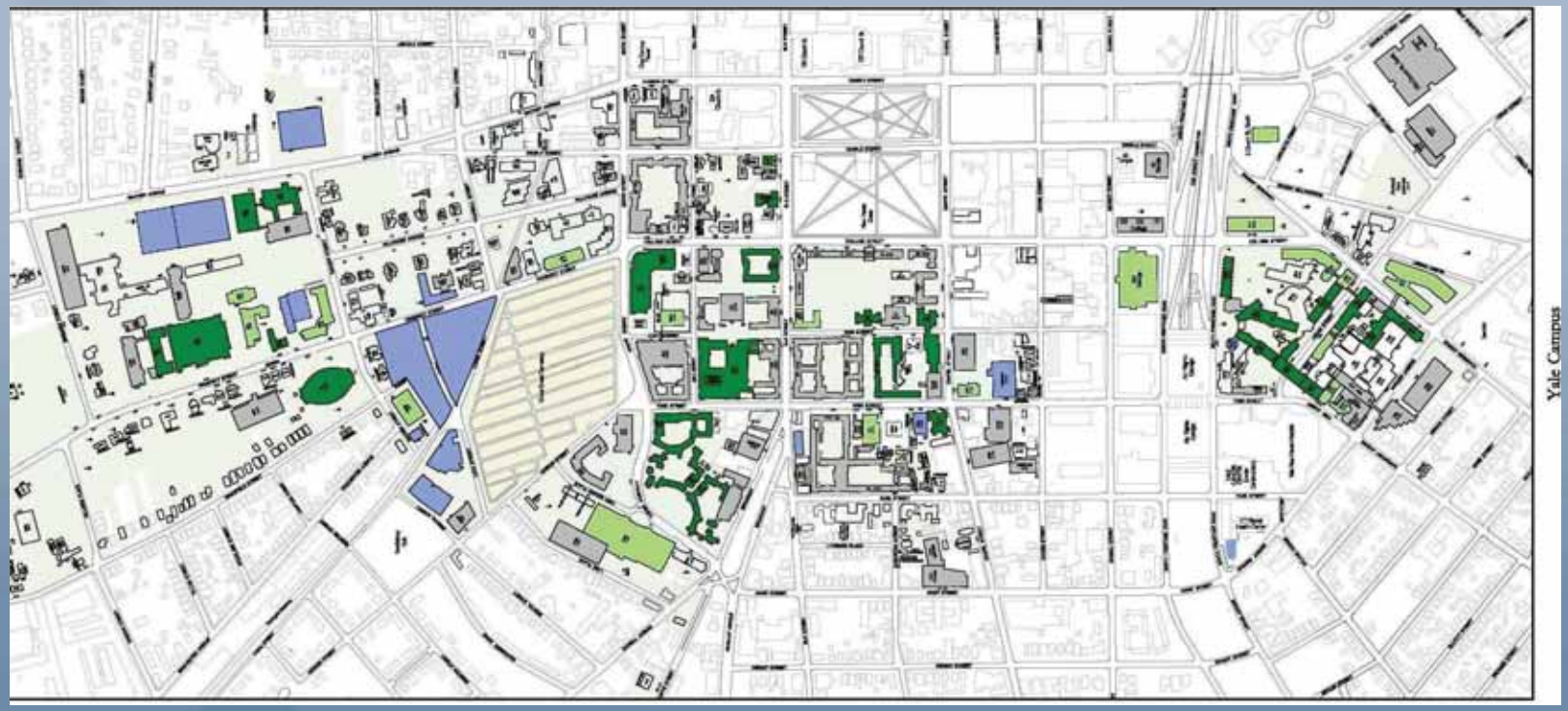
Yale University Capital Improvements 1993 -2008



Renovation Major renovation New construction

Yale Development

Yale University Capital Improvements
2008 - 2013



New construction Major renovation Renovation

Yale Development

	TOTAL
Payroll for 9,400 full time employees in FY 1992	$422,000,000
Payroll for 12,309 full time employees in FY 2007	$960,000,000
New construction completed, under construction or approved since 1993	> 2,400,000 sq. ft.
Renovations Completed, under construction or approved since 1993	> 4,800,000 sq. ft.
Voluntary PILOT Payment FY 1993	$1,263,720
Voluntary PILOT Payment FY 2008	$4,385,663
Building Permits paid to City FY 1993	$1,800,000
Building Permits paid to City FY 2008	$8,200,000
Size of Academic Campus	14,000,000 sq. ft.
Commercial Space (University Properties for retail & apartments)	900,000 sq. ft.
Total properties	14,900,000 sq. ft.

New Haven: Future Framework

Increased Capacity (Economic Development Corporation)

NEW HAVEN IT ALL HAPPENS HERE

Marketing (Market New Haven)

Investments from State and Federal Partners

Authenticity

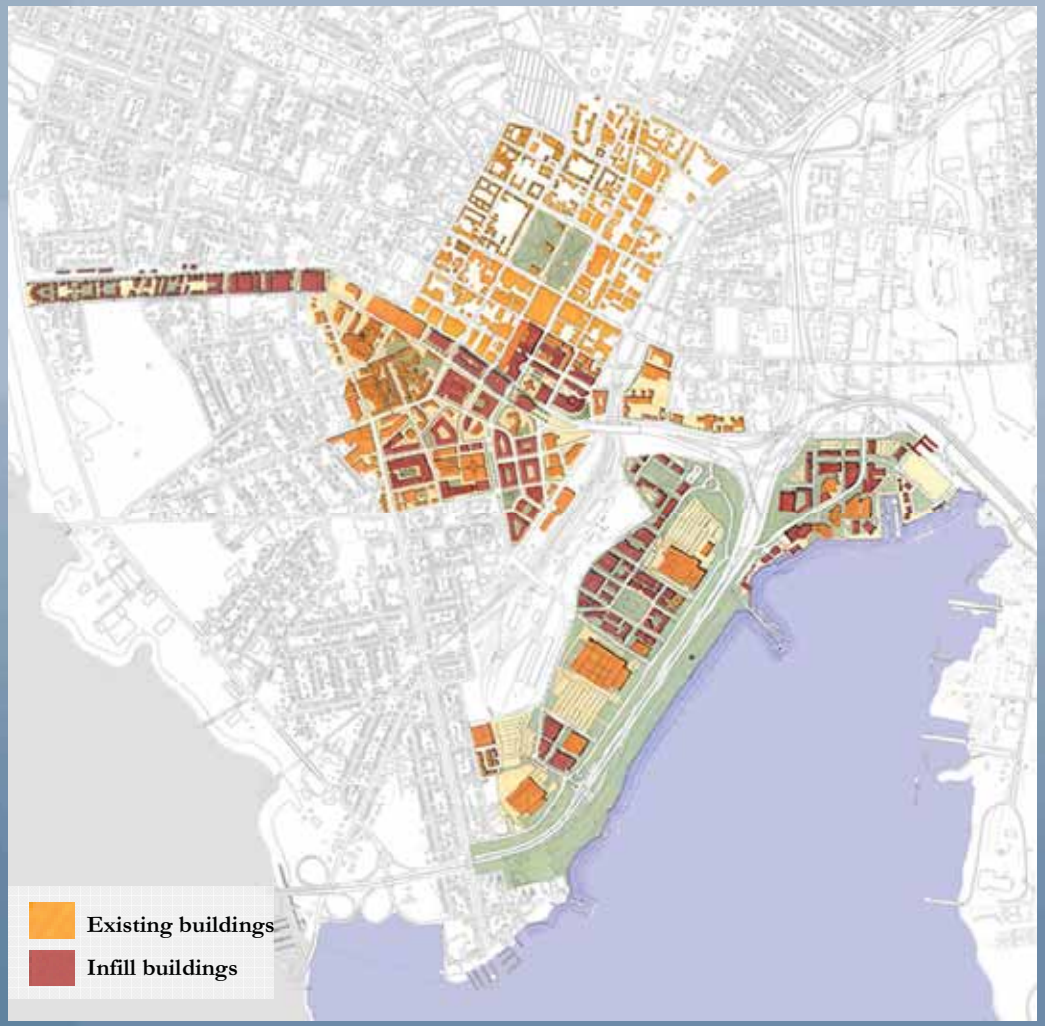
Maintaining a focus on Education, Environment & Equity

Never Passive

New Haven: Future Framework

- We'd like your ideas, suggestions, feedback
- We'll establish an online forum for those interested in placing comments or reading others' comments.
- All projects go through public approvals, watch for workshops, public hearings and board and commission meetings

New Haven: Future Framework



NEW HAVEN
IT ALL HAPPENS HERE