

# Annual Report of the City Plan Department

2004



*December in Edgewood Park: plans and practice.*



**City of New Haven**  
**John DeStefano, Jr., Mayor**

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## INTRODUCTION

The City Plan Department is responsible for policies and regulations concerning the physical development of New Haven and encourages a sustainable land use, economic, cultural and environmental agenda. The department is responsible for Comprehensive Plan of Development, as well as other area-specific development plans.

City Plan provides administrative support, planning assistance, project management and design skills to a number of city programs and projects. In doing so, the Department works with city agencies, commissions and boards to provide planning, zoning, and development information and advice, assisting residents, businesses and developers in achieving the city's development objectives.

City Plan also contributes staff support to the City Plan Commission, the Board of Zoning Appeals, and the Historic District Commission. In these roles, City Plan provides technical assistance, analysis and mapping of land use applications, including the review / enactment of Planned Development Unit and District applications. City Plan advises the Board of Zoning Appeals on variances, special exceptions and other applications.

In addition, department staff participates on the Transportation Committee at the South Central Council of Governments, in the Long Island Sound Assembly, at DataHaven, the School Buildings Advisory Committee and the Environmental Advisory Committee. Staff continues to participate on more short-term assignments including the West Rock Advisory Committee, the Quinnipiac Terrace Advisory Committee and the Traffic Calming task force.

For 2004, the Department is pleased to report significant progress on comprehensive plan activities, park and open space investments and major transportation projects. In 2005, the department looks forward to completion of major fundamental planning documents, such as the data profile, a hazard mitigation plan and a new coastal management program as well as final agreement and kick-off for the \$100 million Harbor Access program.

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## **Products, Publications and Services**

The following are the major documents and products available at the City Plan Department:

- Aldermanic Ward Map \*
- Aldermanic Ward Section Maps
- Comprehensive Plan of Development \*
- GIS Base Map (digital format)
- Inland Wetland Regulations \*
- Soil Erosion & Sediment Control Regulations \*
- New Haven Green Map
- New Haven Data Book \*
- River Street Municipal Development Plan
- Zoning Map Set
- Zoning Section Sheet

\*indicates that the product is available at [www.cityofnewhaven.com](http://www.cityofnewhaven.com) at no cost.

### **New in 2004:**

The New Haven Zoning Ordinance is available for purchase at the office of the City and Town Clerk and also available online.

### **Applications and Filing Fees**

As part of the citywide review of special fees and service costs, the entire list of fees for land use and zoning activities has been amended. The current City Plan Department fee schedule can be found on line at [www.cityofnewhaven.com](http://www.cityofnewhaven.com)

## CITY PLAN COMMISSION

### *Membership*

#### Charter-Specified Members

The Honorable John DeStefano, Jr., Mayor \*

Richard H. Miller, City Engineer \*

Joseph Jolly (D-14), Aldermanic Representative (term expires 1/06)

#### Appointed Members

#### Four-Year Term, Expiration Date Shown

Patricia A. King, Chair	2/09
Michael E. Bailey	2/07
Marlene Tureck	2/07
Elijah Huge	2/09

#### Alternates

#### Three-Year Term, Expiration Date Shown

Donna M. Harris	1/08
Roy Smith Jr.	1/06
vacancy	n/a

\* Non Voting Member

### *Overview*

Special Act 243 of the Connecticut State Legislature established the City Plan Commission in May 1913. Section 177 of the City Charter designates the Mayor and the City Engineer as members of the City Plan Commission (CPC), and specifies that an Aldermanic representative shall be elected annually by the Board of Aldermen in January. The remaining four citizen members of the seven-member body are appointed for four-year terms by the Mayor with two members serving concurrent terms starting on February 1 of odd-numbered years. Appointed members serve without compensation.

Section 8-19(a) of the Connecticut General Statutes mandated alternates and the Board of Aldermen expanded the Commission by adding three alternates in February 1986.

Alternates serve three-year terms and vote only when a regular voting member or the Aldermanic representative is not present. By statute, three of the total eight members may not be of the majority political affiliation.

Meetings are generally held on the third Wednesday of each month with special meetings and public hearings held as necessary.

Sections 177-184 of the Charter of the City of New Haven define the primary responsibilities of the Commission. These are developing and updating the comprehensive plan of the city, furnishing advisory reports to the Board of Aldermen on ordinances, resolutions and other submissions concerning physical development, and zoning ordinance map amendment or text revision. Municipal ordinances also give the Commission responsibility for continuous review of the Zoning Ordinance, maintenance of the official zoning maps and provision of advice to the Board of Zoning Appeals and Zoning Enforcement Officer in the interpretation of specific zoning matters.

The Commission serves as the City's Conservation Commission and the Inland Wetlands Agency, and thus reviews uses and activity within and adjacent to inland wetlands and watercourses, and regulates activity within the coastal management area that is above the high tide line. In addition, it reviews site plans for most development activity within the City as well as architectural plans for public buildings, and proposed land acquisition, disposition and rehabilitation agreements.

The Commission also reviews and comments on the City's HUD-required Consolidated Plan, including allocations and reallocations of Community Development Block Grants (CDBG) funds, state and federal grants and appoints a member to serve on the Capital Projects Committee and the South Central Regional Council of Governments. It advises the Redevelopment Agency on amendments to and development within the remaining active renewal plan areas.

The City Plan Department provides full support to the City Plan Commission, including administrative functions (application processing, notices, etc.) as well as advisory reports for the Commission's consideration.

*2004 City Plan Commission  
Activity Summary*

<b>TOTAL MEETINGS</b>	<b>17</b>
<b>TOTAL MATTERS CONSIDERED BY COMMISSION IN 2004</b>	<b>365</b>
Zoning Ordinance Text & Map Amendments (excluding PDD/PDU)	06
Amendments to Commission Regulations and Guidelines	03
Authorization for CPC to Submit Ordinance Amendments	03
Planned Developments (PDD/PDU)	
Application & General Plans or Amendments	08
Detailed Plan Reviews	08
Minor Amendments/Modifications	08
Other PDD or PDU actions	05
Required Zoning Ordinance Referrals from Board of Zoning Appeals (excluding CSPRs)	28
Coastal Site Plan Reviews (CSPR)      (inc. Referrals from BZA)	52
Inland Wetland Reviews	02
Soil Erosion and Sediment Control Plan Reviews (SESC)	04
Site Plan Reviews	49
Special Permits	02
Land Dispositions and Acquisitions (excluding LCI)	04
Livable City Initiative Acquisitions	01
Livable City Initiative Dispositions	88
Municipal Development Plans/MDP Actions	03
Redevelopment Agency Advisories	00
Renewal Plan Amendments	01
Board of Education Statutory Reviews/Acquisitions/Funding	10
Authorization to Apply for/Accept Grants	02
Consolidated Plan Review	01
Bond Resolutions/ CTDA Designations	06
General Budget/Capital Project Redesignations/Amendments	06
Utility & Other Easements (Signage, Awnings, etc.)	19
Requests for Outdoor Seating	12
Ordinance Amendments (Other than Zoning)	05
Lease/Development/Tax Agreements/Contracts/MOUs	04
Residential Parking Zones	02
Street Closures, Extensions, Realignments, Abandonments, New Streets	09
Naming of Street Corner/Walkway	01
Other Aldermanic Referrals	04
Minutes	14
Other Planning Activities	02

## *2004 City Plan Commission Highlights*

**Planned Developments.** In *Campion v. Board of Aldermen, et. al.*, the Connecticut Appellate Court invalidated Section 65, the Planned Development section of the New Haven Zoning Ordinance. This decision, now under appeal, has complicated the development review process for many large investments proposed in the city. Until the *Campion* matter is heard and decided at the Connecticut Supreme Court, the City Plan Commission will continue to work with developers, residents and others to ensure that new developments of a size and scale of a planned development are given the same high level of scrutiny prior to issuance of a building permit.

**Moratorium on Waste Processing Facilities and Junkyards (extension).** In 2004, the Board of Aldermen approved a one-year extension on the moratorium on certain uses found in Section 46 of the New Haven Zoning Ordinance generally associated with waste processing and junk yard activity. The extension, together with a proposed general fund budget amendment, will allow the city sufficient time to hire experienced outside counsel to draft the new regulations.

**Residential Projects.** Through the site plan process, the Commission approved a total of 330 dwelling units in 2004 in new and converted spaces, ranging from single family homes to 142 luxury rental units in the Eli at 227 Church Street and 70 more units at 900 Chapel Street. Other projects included 30 intergenerational units at Casa Familia, 24 units by Mutual Housing at Ferry and Poplar Streets. In addition the New Haven Housing Authority intends to renovate Eastview Terrace for a total of 112 units. Not included in the total because of *Campion* are 3 Planned Developments (PDUs) with residential components, including Burwood Hill (9 units), Dell Drive (19 units) and expansion of the Mary Wade Home. The Commission also approved revised and clarified documents for the Quinipiac Terrace HOPE VI project in Fair Haven.

**School Construction Program.** The Commission approved site plans for four new and/or renovated as new schools, including Clinton School, John Daniels School (Prince Welch replacement) at 569 Congress Avenue, Barnard School and Troup School. It also recommended a site for the new Cooperative Arts High School. A Planned Development District (PDD) for the new Worthington Hooker School (upper grades) was approved by the City Plan Commission, but later withdrawn in light of the *Campion* decision.

**Other Educational / Institutional Facilities.** For Yale University the Commission approved site plans for a total renovation of Davenport College, a new 35,900 SF police station and community center on Ashmun Street, a mixed use development on Elm Street, and the addition of a P.E.T. Center to the magnetic resonance center at the Yale School of Medicine. In addition St. Thomas More Catholic Center is in process of constructing a 40,000 s.f. student center addition on Park Street. While the Commission

approved detailed plans for a new 350 space mid-block parking garage for Science Hill at 200 Prospect Street, construction is pending the *Campion* appeal and other litigation.

The Hospital of St. Raphael is proceeding with a plan for a pedestrian bridge over Orchard Street. The Commission approved portions of an enabling project at Yale-New Haven Hospital for a new North Pavilion that will consolidate cancer care.

**Zone Text Changes:** The Commission recommended approval of a text amendment pertaining to the review and administration of site plans, coastal site plans and soil erosion and sediment control plans. It recommended approval with changes to text amendments to Section 65 (Planned Developments) and Section 29 (regarding parking plans). In addition it proposed an extension to a Moratorium on applications for junkyards and waste processing /transfer facilities. It also approved amendments to Section 1 including a new definition of family, clarified elderly housing and custodial care facilities, and clarification of the definition of a rooming, boarding or lodging house.

**Zone Map Amendments:** The Commission approved a zone change of properties on Foxon Street from BA to RM-2.



Outdoor Seating. The Commission reviews applications for outdoor seating. In 2004, department staff participated in discussions with CAO and Engineering to develop standards and streamline the application process.

## HISTORIC DISTRICT COMMISSION

### *Membership*

<u>Appointed Commissioners</u>	<u>Expiration Date Shown</u>
Robert Grzywacz, Chairman	1/08
Penn Bailey, Clerk	1/06
Patricia Shea	1/07
George Knight	1/10

<u>Alternates</u>	<u>Expiration Date Shown</u>
Marianne Mazan	1/09
Katherine Mace Learned	1/10
Martina Y.C. Lind	1/06
Thomas Kimberly	1/09

### *Overview*

The City of New Haven has 18 National Register Historic Districts and 3 local historic districts. There are also 35 individual properties or sites on the National Register, three of which were added during 2004. Approximately 4,000 properties have been identified in surveys conducted by the Connecticut Historical Commission as possibly being eligible for listing on the National Register.

Actions which may affect the historic character of district, individually listed and survey properties are subject to review and approval when federal funds are used in support of the project. The three local historic districts are Wooster Square (est. 1970), Quinnipiac River (est. 1978) and City Point (est. 2001). These each contain 178, 241 and 123 properties respectively.

Actions, which may affect the historic character of properties in local districts, are subject to approval by the New Haven Historic District Commission. The principle duties of the commission are to identify historic resources for preservation and to review proposed changes to local district properties to determine their appropriateness.

The City of New Haven is a Certified Local Government under 101 (c)(1) of the National Historic Preservation Act of 1966. The CLG status is conferred to enhance the role of local governments in historic preservation by formalizing and strengthening local programs and its links with the Connecticut Historical Commission. As a Certified Local Government, the City acknowledges and assumes many responsibilities for the protection

of historic resources. These responsibilities include the enforcement of local legislation for disseminating and protecting historic properties, establishment of the Historic District Commission and provision for public participation in historic preservation programs.

The City Plan Department provides administrative support to the Historic District Commission. This year the Commission held twelve monthly public meetings at which 43 discussions involving 20 properties were conducted and 16 Certificates of Appropriateness were issued.

This year the Commission continued its discussions with staff of the School Construction Program regarding the design and status of their various projects. The Commission participated in review and comment procedures for proposed Ferry Street Bridge Improvements and for restoration of the East Rock Park Monument.

Formally noticed discussions were held and affirmative recommendations were made on the nomination of one property to the National Register of Historic Places.



324 Townsend Avenue. This colonial era building is being structurally reinforced and secured for future restoration. The Historic District Commission worked with the Parks Department on an historic structures assessment to document the essential elements of the building and to identify the historic core for preservation.

## BOARD OF ZONING APPEALS

### *Overview*

The Board of Zoning Appeals (BZA), created by Special Act in 1925, hears applications for, and may grant relief from, requirements of the New Haven Zoning Ordinance. The City Charter specifies the rules and requirements for granting of relief. The Board of Zoning Appeals (BZA) is composed of five (5) members for staggered five-year terms and three alternates for concurrent three-year terms. In 2004, the Board elected a new chair, Eduardo Perez, who replaces longstanding chair Murray Trachten. The Mayor appoints all members.

The City Plan Department provides full administrative and technical support to the BZA, including administrative functions (application processing, notices, etc.) as well as advisory reports for the Board's consideration. In addition to City Plan Commission staff, the Office of the Corporation Counsel and the LCI Building Division provide legal and technical support.

The advisory reports includes a full historical review of the site, site visit, verification of the applicant's assertions, preparation of location maps, listing of applicable zoning regulations, a short background text summarizing property history and neighboring uses, planning considerations and advice to the Board. Staff also prepares certificates of zoning compliance upon application.

### *Membership*

#### Appointed Members

#### Term Expiration Date Shown

Eduardo E. Perez, Chairman	2/07
Alphonse Paolillo, Secretary	2/06
Maritza Padilla-Grant	2/08
Cathy Weber	2/09
Christopher Vigilante	2/05

#### Alternates

#### Term Expiration Date Shown

H. Richter Elser	2/09
Lee Cruz	n/a
Robert D'Amato	n/a

*2004 Board of Zoning Appeals  
Activity Summary*

**TOTAL NUMBER OF MATTERS CONSIDERED IN 2004: 204**

**CERTIFICATE OF APPROVAL OF LOCATION (CAL):**

Gas Station	0
Repairer (with or without) Limited Vehicle Sales	1
New or Used Car Sales	8

**VARIANCES:**

Lot Area, Yard, Bulk, etc.	83
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**USE VARIANCES:**

1500 Foot Liquor Rule	1
Other	31

**SPECIAL EXCEPTIONS:**

Daycare	6
Restaurant Liquor Wine or Beer	3
Other	18

**SPECIAL EXCEPTION REQUIRING CITY PLAN COMMISSION REFERRAL:**

Parking	32
Neighborhood Convenience Store	6
Planned Development Unit	8
Other	1

**REVIEWS OF ADMINISTRATIVE ORDER OR DECISION OF ZEO:**

1. **402 Sargent Drive**, Review of Administrative Decision of Zoning Enforcement Officer (November 26, 2003 and December 19, 2003) concerning Liquor Permit Application for restaurant in a General Business (BA) zone. File #04-20-R.
2. **84 Orange Street**, Review of Administrative Order of Zoning Enforcement Officer dated June 15, 2004 to stop operating a Dance Hall without approval from the New Haven Board of Zoning Appeal in a BD-1 zone (84 Orange Street LLC, Remix Nightclub). File #04-94-R.

3. **415 Middletown Avenue**, Review of Administrative Order of Zoning Enforcement Officer (June 24, 2004) to cease operation of an unapproved mercantile business offering adult videos and DVDs within RM-1 zone (Middletown Avenue of New Haven, LLC). File# 04-99-R.
4. **Quinnipiac Avenue, Between Hemingway and Essex Streets, at Amtrak Railroad Line**, MBPs 119-1012-00300 & 120-1012-01200, Review of Administrative Order concerning issuance of Cease and Desist Orders regarding Land grading in a coastal are flood zone without a granted Soil Erosion Control Plan and Coastal Site Plan Review as required by New Haven Zoning Ordinance in a IL-CAM zone (owner/applicant Grannis Island Company, Inc.) File # 04-100-R.
5. **114-114 ½ Lawrence Street**, Review of Administrative Order concerning issuance of a letters dated July 14, 2004 by the Zoning Enforcement Officer and Zoning Administrator (attorney Anthony V. Avallone, for David Kinney owner). File # 04-101-R.
6. **415 Middletown Avenue**, Review of Administrative Order of Zoning Enforcement Officer (September 21, 2004) to cease operation of an unapproved mercantile business offering adult videos and DVDs within RM-1 zone (Middletown Avenue of New Haven, LLC). File # 04-121-R.



The Board of Zoning Appeals granted a special exception for a neighborhood convenience use, allowing for the reopening of this vacant storefront as the Wooster Tub laundry.

## COMPREHENSIVE PLAN

### *Overview*

In 2003, The City Plan Commission and the City Plan Department prepared a new Comprehensive Plan of Development. This document, which is required under state and local law, is the foundation of the city's land use policies and provides guidance to city polices relative to housing and neighborhood planning, economic development, environmental protection and transportation.

### *Plan Summary*

The plan's primary focus is physical development and environmental protection, seeking to identify the most desirable and sustainable use of land in a fully-developed urban landscape. Because development in New Haven often involves previously developed sites, special attention is given to fitting new development into its urban context in a way that emphasizes the city's natural strengths.

The plan also serves to guide the related city policies concerning housing and neighborhood preservation, economic development and transportation policy. Special emphasis is placed on the city's waterfront and downtown areas, both of which are unique destinations with a regional appeal.

The Commission's recommendations are organized in three directives: Quality Standard, Regional Standing and Sense of Place. These directives are intended to be the guiding principles upon which to rest both major developments and incremental changes.



### *Implementation Efforts*

**Green Map.** In 2004, the City Plan Department, the Urban Resources Institute and the Yale School of Forestry and Environmental Studies collaborated to prepare the second edition of the "Green Map". This map illustrates New Haven's environmental and ecological assets and is intended to build an understanding and appreciation for the City's unparalleled environmental resources. The Green Map is in keeping with the Comprehensive Plan's substantial emphasis on creating a "livable city", thereby providing a foundation for long-term sustainability.

**Hazard Mitigation Plan.** The Disaster Mitigation Act of 2000 requires that New Haven and other all other communities prepare a Hazard Mitigation Plan for natural disasters, such as a hurricane or flood. Although the federal and state governments did not make funding available to the city to prepare a plan, City Plan is investing its capital funds to complete this mandate. Given the personal and financial severity of recent national disaster, the department is working to understand local conditions and plan accordingly. Although a major natural disaster has not hit New Haven in many years, the city is working with Milone and MacBroom, project consultants, to study several vulnerabilities. These include coastal flooding, winter storm damage, hurricanes and coastal erosion. This project was initiated in 2004 and will continue in 2005.

**New Haven Port Authority.** The City Plan Department is assisting Economic Development with early staff support and technical assistance to the New Haven Port Authority. Staff drafted a mission statement, strategic objectives and initial work plan for the authority's consideration. Staff is now working on background land use information in advance of a 2005 land use planning program.

The authority adopted a mission statement late which reflects not only a commitment to the port community, but also a commitment to the health and well-being of the city as a whole.

*Mission Statement: The mission of the New Haven Port Authority is to enhance the economic competitiveness of the greater New Haven region and all of Connecticut through waterborne transportation. The Port Authority will strive to be a leader in public policy and undertake land use, transportation, safety, security, environmental and economic initiatives in support of this mission.*

**Regional and Statewide Planning.** The comprehensive plan calls attention to the need for reform of various regional and statewide policies which adversely affect the health and well-being of central cities. With that in mind, City Plan is actively engaged in the emerging smart growth movement and on regional task forces regarding affordable housing and transportation. In 2004, City Plan presented and/or prepared testimony regarding the following matters:

<i>Connecticut State Legislature</i>	Plan of Conservation and Development Smart Growth Eminent Domain
<i>Connecticut DOT</i>	Master Transportation Plan
<i>CT Conference of Municipalities</i>	Transportation Policy



## ENVIRONMENTAL PLANNING

### *Overview*

Through grant assistance from the Environmental Protection Agency, Connecticut DEP and various private sources, the City Plan Department has been able to focus considerable attention on the city's environment. City Plan participates on the Environmental Advisory Council and has worked closely with the Board of Health, particularly on air quality.

**Environmental Reviews.** A core City Plan function is to maintain the City's Environmental Review Record (ERRR). The ERR serves to document determinations regarding the environmental impact of actions funded under the current CDBG, HOME and UDAG Programs. Initial findings regarding the impacts of planned activities were set forth in published notices. Subsequent determinations regarding specific projects were documented in the ERR as requests for environmental clearances were submitted by the implementing departments. In 2004, 98 such requests were received and processed by the department.

**Greenways and Cycling Systems.** In 2004, City Plan continues to staff the Go-alition. This new community focus group advocates for enhancements to the city's greenways and biking routes.



**Farmington Canal Greenway.** In 2004, significant progress was made on the design of Phase II, which will extend the greenway from the end of Phase I, at Munson Street, north to a point near the intersection of the Canal Line right-of-way with Starr Street. Construction is anticipated in 2005. The final northerly segment (from Starr to the Hamden border) is

the South Central Regional Council of Government's top enhancement priority for funding in 2004 and received a \$750,000 Congressional earmark.

**Share the Streets.** The Share the Streets Program was created in late Fall, 2002, by Mayor John DeStefano, Jr. In 2003, the city's first designated on-street bike route was constructed in the East Rock / Downtown area. Although substantially completed in 2005, minor striping and pavement markings were completed in 2004. A formal ribbon cutting was held soon thereafter.

**Open Space.** City Plan is working closely with the New Haven Land Trust and the LCI Property Division to implement comprehensive plan recommendations related to open space preservation. In 2004, the department is pleased to report that two environmentally-sensitive properties were protected: 95 Roosevelt Street (7.1 acres) and 71 Essex Street (3.0 acres). With regard to 95 Roosevelt Street, acquisition of this property prevented inappropriate residential development on a hillside abutting the Bishop Woods Bird Sanctuary. With regard to 71 Essex Street, this parcel will be split, allowing for residential development on the upland portion and protected open space (Hemmingway Creek and marsh area) to the rear.

**Connecticut Stakeholder Dialogue / Cities for Climate Protection.** City Plan has been engaged in several local and statewide discussions on climate protection. The effects of global warming, which include rising sea levels, will impact New Haven and other communities. Although local actions are limited relative to the overall scope of the issues, City Plan's efforts are intended to both (a) lead by example; and (b) raise statewide awareness. With that in mind, the City is a member of the International Council of Local Environmental Initiatives / Cities for Climate Protection and participated in the Connecticut Climate Change Stakeholder Dialogue. The Connecticut DEP is now working to implement the dialogue's recommendations.

**Air Toxics Program.** With assistance from EPA, City Plan completed an inventory of local air toxic emissions in 2004. This is one of the nation's first local inventories and has helped the city to focus attention on diesel emissions, indoor air quality and certain high emission businesses, such as surface coating operations. EPA granted the city additional funding to initiate reduction measures in these areas. The top priority is to continue the work of a clean diesel task force. The task force is a working group dedicated to reductions in diesel emissions and promotes retrofit projects, alternative fuels, demand side management and other best management practices. CT DOT, CT DEP, CT Environmental Justice, Connecticut Fund for the Environment and others all participate. Locally, the task force is engaged in emissions reduction efforts at I-95 construction sites.

## NEIGHBORHOOD PLANNING

### *Overview*

The City Plan Department provides technical assistance to LCI, Economic Development and other departments on neighborhood planning matters. City Plan staff participates in community management team meetings, façade improvement design committees, the Dixwell / Elm Haven implementation meetings and various HANH planning activities.

2003 program highlights are as follows:

**Commercial Façade Program.** City Plan staff is appointed to the Design Review Committee of the Commercial Façade Program. City Plan design expertise (including an in-house architect) ensure quality, lasting designs that complement the building(s) and contribute to the overall fabric of the commercial area. Staff often provides both verbal comment and on-paper design for use by the grantee. Approximately 80 designs have been reviewed to date, including approximately 22 in 2004.



Kimberly Square. The City Plan Department prepared conceptual renderings for the Kimberly Square project and provides technical assistance to applicants.

**River Street Municipal Development Plan.** In 2002, the Board of Aldermen and the Department of Economic and Community Development approved the River Street Municipal Development Plan. In 2004, City Plan provided technical assistance to the consultant team regarding reuse of 90 River Street, the Hess Oil Terminal and began to integrate the project's park improvements with related work at the Ferry Street Bridge. City Plan and Economic Development hosted a delegation of community officials from

Hartford and Bridgeport who visited River Street as a model for their development programs.

**Whalley Avenue.** The Whalley Avenue renaissance effort began mid-summer, 2002 with the release of a conceptual plan for a “town center” within the Whalley Avenue Special Services District. Since then City Plan staff prepared schematic proposal for the Minore’s site and for the Mast Equities building (corner of Whalley and Norton Streets). Last year, City Plan prepared a draft design framework and issued an RFP for consultant assistance with new design/development regulations of the corridor.

**Quinnipiac River Community.** City Plan continues to work with the Quinnipiac River community to mitigate the adverse impacts of the closing of the Ferry Street Bridge. City Plan arranged briefings for aldermanic updates on the bridge repair work; initiated discussions with the Brewery Square apartment complex about connecting to the Fair Haven Greenway and assisted with private development projects, such as the Block’s Landing PDU and reuse of the historic building at One Grand Avenue.

**West River Neighborhood.** City Plan staff participates in the West River Neighborhood Revitalization Zone effort, contributing design and contract oversight to restoration of West River Memorial Park and technical assistance at community meetings and with neighborhood-related land use applications.

## NOTEWORTHY SPECIAL PROJECTS

During 2004, the City Plan Department initiated and/or participated in a number of short-term special projects. Noteworthy examples are provided below:

**Canal Dock.** The City Plan Department has continued to advance this project to develop a community boathouse facility at Long Wharf. The proposed project is funded by the Federal Highway Administration (80%) and Connecticut DOT (20%). Once completed it will provide a center for marine related organizations and their associated public education and recreation programs. A replica of the Yale Boathouse will be the central focus of the project. This facility will house boat storage, environmental and maritime exhibits and information, and classrooms and offices for the schooners *Quinnipiack* and the *Amistad*. Public improvements will extend into Long Wharf Park and will address issues of shoreline stabilization.

The project has encountered numerous delays tied to the Federal Transportation Program that is providing Federal Highway’s 80% share of the project funding. Lack of progress on a new 6-year authorization of the federal Transportation Bill, and incremental appropriations have slowed progress. Currently the project is on hold pending the release of design contracts, however we are hopeful that all remaining issues can be resolved and that design will be complete by the Summer of 2006.

**Long Wharf.** The City Plan Department is nearing completion of a study that takes a “broad brush” look at the economic and design potential of the Long Wharf area. With limited land for development the Department is looking for ways to capitalize on this area and its adjacency to the waterfront to help produce additional living-wage employment and increased property taxes.

The plan includes a critical review of current public and private development plans in light of a broad assessment of the market context, ownership limitations and the physical constraints on more intense. The report will recommend future uses and development that are compatible with the existing uses that are likely to remain; that are compatible with the waterfront projects and which will help the area toward a critical mass of economic and human activity. The report will suggest urban design strategies that will help to change Long Wharf from an “area” to a recognizable and distinct district.

The study will be completed shortly and will consist of an annotated sketch plan for the area and a written report containing recommendations for circulation, land-use, land use controls, urban design controls and key sites for acquisition and redevelopment.



In the meantime, City Plan has engaged Cooper Robertson to study the economic and land use future of Long Wharf. With the new IKEA, proposed Harbor Access road configuration, relocation of Gateway Community College and other major investments, City Plan anticipates the first major turnover of property and land use at Long Wharf. Given the immense success of the Long Wharf Redevelopment Plan, the department intends to steward this transition and ensure a sustainable development pattern.

**Edgewood Pond Dredging.** A dredging and replanting program was completed in 2003 at Edgewood Park Pond. This project restored the pond to a condition that will keep the water cooler and cleaner in order to restore its aesthetic and fishery value. Additional work to enhance and augment the dredging was completed this year including the following:

1. Storm Drain Improvements. The storm water outfall from Chapel Street was re-routed so that road drainage no longer empties into the pond eliminating a significant source of pollution and erosion.
2. Bank Stabilization. Over many decades, the storm drain created a gully on the Chapel street bank of the pond that was about 70 feet long and 20 feet wide. Other areas of the bank also suffered from significant erosion problems due to the steepness of slope and random pedestrian access. In order to reduce project costs and promote greater stewardship of this site, the City hired a consultant specializing in pond restoration to perform field engineering and oversee construction of improvements using a volunteer work crews from the Elm City Parks Conservancy, Friends of Edgewood Park, and URI. Fifteen volunteers were able to accomplish an astonishing amount of work over only two days. The former gully was restored with compost and new plantings, fencing was installed to limit pedestrian access from the street, and the north bank on the pond was stabilized with coir rolls and vegetation.
3. Salt and Water Monitoring. A study of the salinity and water levels in the pond is nearing completion. The pond is connected to the West River by way of a small inlet at its west end and is affected by the tidal influences of Long Island sound on the river. The study will provide information about the in-water environment so that the City can stock the pond with appropriate species of fish and install additional wetland plantings suitable for the salinity levels.
4. Sediment Disposal Site Restoration. A study of the conditions at the Route 34 disposal site was completed last summer that concluded the pH of the sediments had significantly changed upon exposure to oxygen. A pilot project to be supervised by UConn staff will incorporate lime and compost into the sediments to make the site suitable for sustaining a stand of grass.

**West River Restoration.** The City Plan Department applied for and received \$100,000 in state DEP funds for the purpose of implementing a project under the River Restoration Grant Program, CGS 22a-477. The proposed project will restore and improve a portion of the bank of the West River in West River Memorial Park. After many administrative delays, the State is currently drafting a grant award agreement for design and construction based on the following project components:

1. Eradication of *phragmites* reed grass along the eastern side of the viewing canal with a goal of opening the vista from Ella Grasso Boulevard and establishing native warm-season grasses; requiring approximately 3 years of repeated

treatments (i.e. mowing, mulching and pesticide application) and minor grading to be conducted by the DEP Wildlife Division's Wetland Habitat and Mosquito Management (WHAMM) Program.

2. Excavation of material at the lower east side of the viewing canal in association with the grading proposed in item 1. above, to enhance wetlands and create open water habitat of sufficient depth to allow canoe/kayak access.
3. Construction of an unpaved trail along a portion of the West River for public access.

We expect these improvements to be constructed in the Summer of 2005.

**Transportation.** City Plan staff continues to monitor Connecticut DOT activities in New Haven. Staff regularly attends public hearings and in-house meetings in order to protect the city's interests in high quality design, sound construction management and maintenance / protection of traffic flow. Of note:

- (a) I-95/West River. The City of New Haven and Connecticut DOT, with considerable neighborhood involvement, reached agreement on a redesign of this project in order to minimize cut-through traffic in City Point.
- (b) I-95 / I-91 / Q. Bridge. City Plan staff participated in numerous CDOT design meetings, to insure a high quality design of the new bridge and its approaches.
- (c) Waterfront Street. Connecticut DOT has responded to the City's request for reconstruction of Waterfront Street and rail rehabilitation as part of the I-95 project. DOT has agreed to restore the railroad, which will benefit five port terminals, as part of I-95. However, road reconstruction will remain a separate and later project.
- (d) Bridges. Of particular interest in the Fair Haven and Mill River neighborhoods is the impact of major bridge construction projects on local circulation and access. City Plan prepared a schedule and critical path recommendation to the Engineering Department and the Mayor's office. This effort, which emphasized a maximum of two bridges closed at any one time, was communicated to the DOT. All parties remain committed to the two-bridge rule.
- (e) Regional Transit Plan. In 2004, the South Central Regional Council of Governments began work on a plan for regional transit improvements. Consultant Wilbur Smith and Associates has delivered an initial set of recommendations. These recommendations, include new / enhanced bus service and new specialty services.
- (f) New Haven – Hartford – Springfield Commuter Rail Service. City Plan staff participated on the steering committee for this inter-state rail service. Although a

new Connecticut DOT service has not been implemented to date, AMTRAK has revised its service schedule to be more commuter-friendly.

- (g) Long Island Sound Ferry Coalition. City Plan staff participated in this multi-year, inter-state study of waterborne freight and passenger transportation service. The study looked not only at the health of existing services, but also the potential for new services including one to New Haven.

**Quinnipiac Terrace Hope VI Master Plan.** City Plan contributed staff support to the project developers who quickly needed to file new zoning applications. The new applications were necessary following the *Campion* decision.

**Regional Housing Plan.** In 2004, the South Central Regional Council of Governments approved the Regional Housing Plan. City Plan worked closely with the consultant team and with neighborhood communities on this project and looks forward to its implementation.

**Route 34: Howe Street to Ella Grasso Boulevard.** The City of New Haven recently acquired the surplus Route 34 right-of-way from the State of Connecticut. To plan for the future of this 13-acre space, City Plan and Economic Development have initiated a new planning process with planners, market professionals, designers and the neighboring community.

## **PARK PLANNING**

### *Overview*

The city's Landscape Architect is located at the City Plan Department. As such, City Plan continues to work closely with the Parks Department in implementation of the Parks Master Plan and related special projects. In 2004, the following projects were completed:

- ❑ Bayview Park Site Improvements
- ❑ DeGale Field Site Improvements
- ❑ East Ramsdell Basketball Court
- ❑ East Rock Basketball Court
- ❑ Fort Wooster Park Playground
- ❑ Lighthouse Park Splash Pad
- ❑ Monument Restoration
- ❑ Pardee Sea Wall Maintenance and Repair
- ❑ West River Memorial Park Soccer Field

In addition, general repairs and replacements were done to various park fences.



Lighthouse Park Splash Pad.

## **GEOGRAPHIC INFORMATION SYSTEM**

### *Overview*

The continuing maturity of the City of New Haven's geographic information system (GIS) initiative. Highlights of the GIS program include the ongoing development of GIS data and related products, continued coordination between various departments of City government to facilitate the growth of GIS technology, GIS-related training, and the procurement of new GIS-based hardware and software. The department is still seeing brisk sales of the digital base map, which is used by engineers, design professionals, students and the general public.

### *GIS data and related products*

- ❑ New School Map
- ❑ Green Map, second edition
- ❑ New Mayor's Wall Map
- ❑ CDBG Map
- ❑ Maps created to aide Vision Appraisal in revaluation process
- ❑ Bike Map
- ❑ Delinquent Motor Vehicle taxes maps (Probably don't want to list this one)
- ❑ LCI City-owned property maps
- ❑ Empowerment Zone Maps
- ❑ Downtown Parking Maps
- ❑ Fire Department Run Books
- ❑ Population Change Maps for the School Dept.
- ❑ Analytical maps for the Community Greenspace and Garden Convention

## MEETINGS & ASSIGNMENTS

City Plan staff participates in the following committee and/or organizations:

Barnard School - School Based Advisory Committee  
Canal Dock Committee  
Centeredge Coalition  
City-Wide School Building Committee  
Clean Diesel Task Force  
Connecticut Chapter, American Planning Association  
Connecticut Conference of Municipalities  
Connecticut DOT (I-95 progress meetings; Sea Street Advisory Committee)  
Connecticut Harbor Management Association  
Connecticut Trust for Historic Preservation  
Data Haven  
Environmental Advisory Council  
Façade Improvement Design Committee  
Fair Haven Heights Community Management Team  
GIS Executive Committee  
GO-alition / Harbor Trail Committee  
ICLEI, Cities for Climate Protection  
ICIC Arts Cluster (Chamber of Commerce)  
Leadership Council (Chamber of Commerce)  
Long Island Sound Assembly  
Long Island Sound Waterborne Plan Advisory Committee  
Long Wharf Nature Preserve Steering Committee  
Mill River Watershed Association  
New Haven Asthma Initiative  
New Haven Colony Historical Society  
New Haven Democracy School  
New Haven Environmental Justice Network  
New Haven Petroleum Cooperative  
New Haven Port Authority  
New Haven Preservation Trust  
PAD Committee  
Pardee Morris House Committee  
Q-Terrace Master Plan / Advisory Committee  
Quinnipiac River Community Group  
Quinnipiac River Watershed Association  
Quinnipiac River Watershed Partnership  
Regional Data Cooperative Board (Data Haven)  
Regional Growth Partnership  
Regional Planning Commission

Rideworks  
Sidewalk Task Force  
South Central Regional Council of Governments  
South Central Regional Council of Governments Housing Committee  
South Central Regional Council of Governments Open Space Committee  
South Central Regional Council of Governments Transportation Committee  
SCSU New Faculty Orientation  
Town Green Special Services District  
United Way Community Compass Project  
We Walk We Win Coalition  
West River NRZ  
West Rock Implementation Committee  
West Rock Master Plan  
West Rock Ridge State Park Advisory Council  
Whalley Avenue Special Services District  
Youth In Government (Mayor)

## AGENDA FOR 2005

### *Outlook*

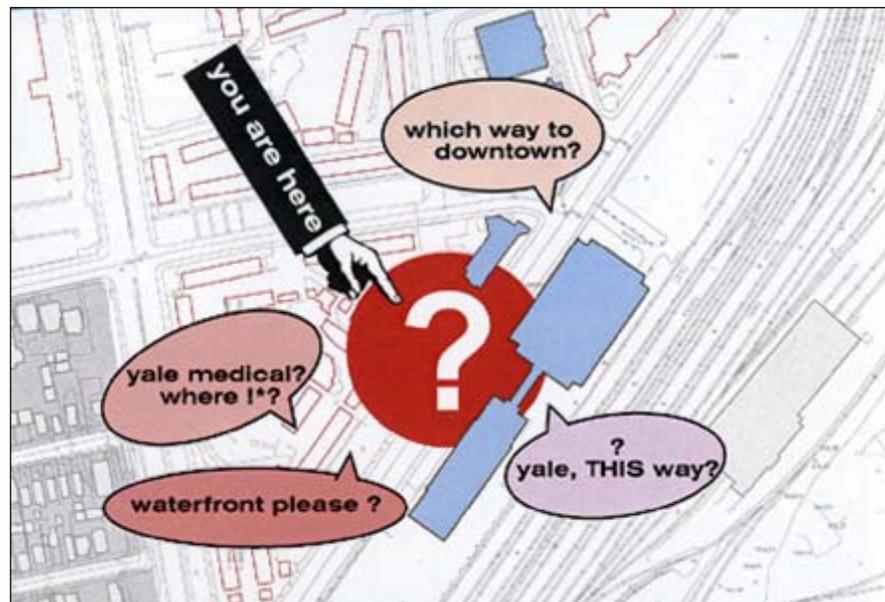
In 2005, City Plan anticipates some moderation in activity at the City Plan Commission and the Board of Zoning Appeals. Provided this occurs, City Plan will continue to aggressive implementation of the new Comprehensive Plan, including fundamental improvements to the Zoning Ordinance, the Coastal Program and other core services.

### *Highlights*

**Canal Dock and Harbor Access.** The last phase of I-95 improvements – at Long Wharf – is a once-in-a-generation opportunity re-shape the city’s relationship with the waterfront. City Plan will continue to place substantial emphasis on implementation of the Canal Dock (the Boathouse program) and the city’s proposal for Harbor Access.

**Long Wharf Area Plan.** In anticipation of Interstate 95 reconstruction, the new community boathouse and other major investments, City Plan is looking conceptually at potential development opportunities. This work will continue in 2005 and integrated into the broader city policies for the waterfront.

**Medical District Plan.** Working with David Brody Bond, project consultant, and various stakeholders, City Plan is working on sketch options for the future development of the land in and around the medical institutions and Union Station.



Medical District. For visitors and even new residents, the medical district is difficult to navigate.

**New Coastal Program.** City Plan was awarded a \$30,000 grant from the Connecticut Department of Environmental Protection. The grant will be used to develop a new New Haven Coastal Program. The coastal program, originally written in 1983, forms the basis of the City Plan Commission's coastal site plan review findings and must be consistent with the Connecticut Coastal Management Act and city policy. City Plan will initiate the project in 2005 and seek approvals in 2006.

**Greenways and Cycling Systems.** City Plan will continue its efforts with the GO-alition. Operating on a quarterly meeting schedule, the department has prepared a work plan which includes (a) installation of new bike racks; (b) construction of Phase II of the Farmington Canal; (c) additional on-street improvements; and (d) exploration of the Manufacturer's Branch r-o-w in Fair Haven.

**Community Clean Air Initiative.** City Plan was awarded a \$50,000 EPA Healthy Communities grant to implement portions of the air toxics reduction program. In 2005, the department will complete grant-funded activities by arranging pollution prevention workshops with five target industrial groups and by continuing work on indoor air toxins and diesel reduction programs.

**Park Investments.** In 2005, City Plan intends to complete the following park investments: Hill Central Splash Pad, Edgewood Mall irrigation system, Pardee Rose Garden irrigation system, Alling Memorial Golf Course improvements, the Pop Warner football field, East Shore Park soccer field and New Haven Green bench restoration. In addition, ornamental fencing will be installed at the Pardee Sea Wall and around the memorial flagpole.

**Whalley Avenue Plan.** City Plan, together with LCI, Economic Development, CEDF and the Whalley Avenue Special Services District, have engaged the consulting firm of Planimetrics to prepare a design guideline and regulatory package for the district. The work on this project will begin in 2005 and be completed next year.

**Natural Hazard Mitigation Plan.** The Disaster Mitigation Act of 2000 requires local communities to prepare a hazard mitigation plan as part of the FEMA emergency relief program. The plan studies various natural vulnerabilities, including flooding, storm damage and coastal erosion. City Plan is investing its capital funds to complete this plan, which was started in 2004 and will be completed in 2005.

**Route 34 West.** The City Plan Department will work with Economic Development and the community on a plan for the newly-acquired Route 34 right-of-way, between Howe Street and Ella Grasso Boulevard.

**Zoning Ordinance Administration.** In 2004, City Plan intends to communicate various zoning amendment to the Board of Aldermen for their consideration. These include a new waste processing ordinance, amendments related to *Campion* (eg. Planned Development or other flexible zoning tools) and a Site Plan Review ordinance.