

NEW HAVEN
IT ALL HAPPENS HERE

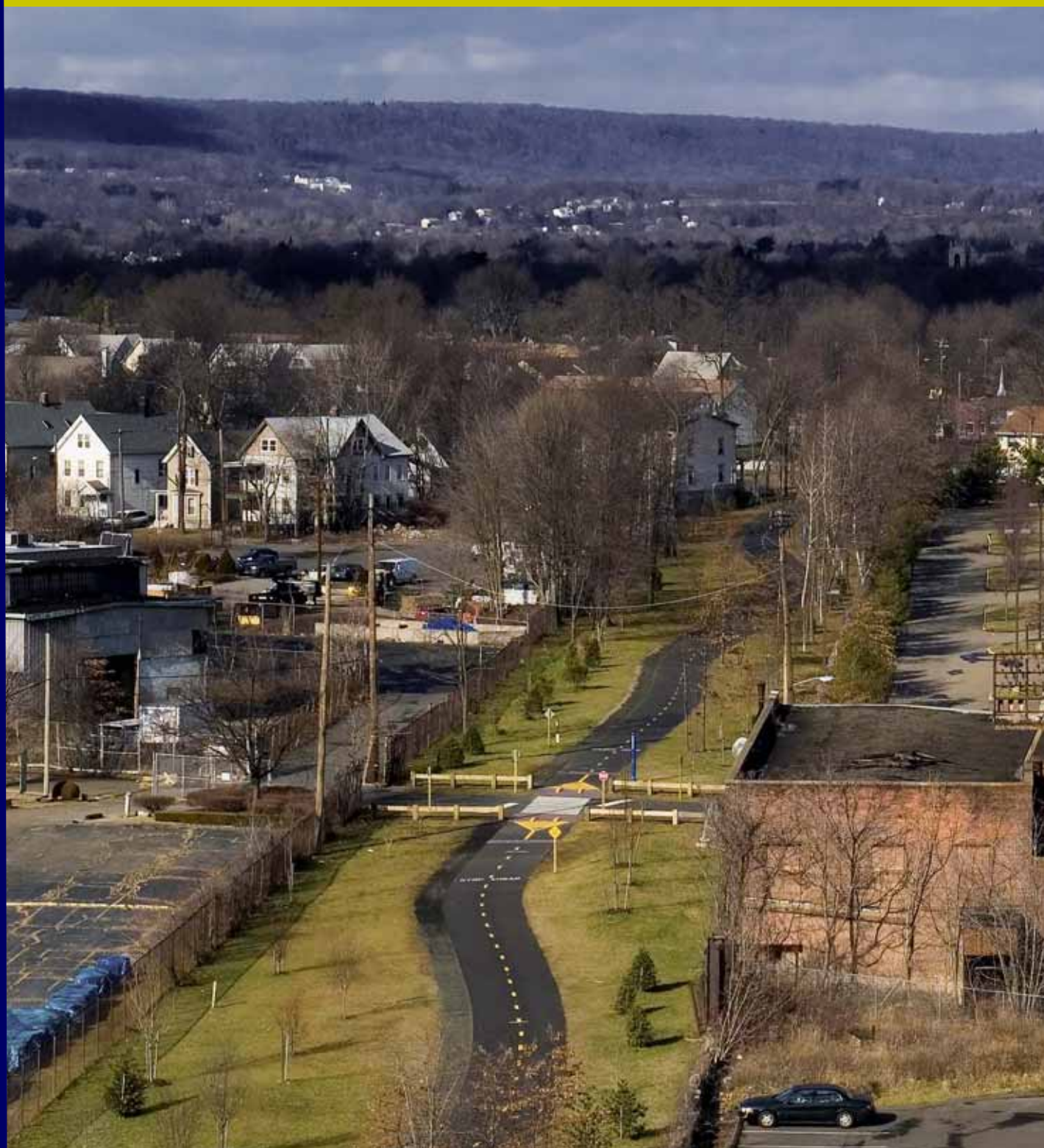


TABLE OF CONTENTS

Section	Page
Introduction.....	3
City Plan Staff.....	4
Products, Publications and Services	5
Activity Summary.....	5
City Plan Commission	6
Historic District Commission	11
Board of Zoning Appeals.....	13
Planning Projects	15
Park Planning.....	21
Meetings and Assignments	22
Agenda for 2007	25

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On the cover: Recently completed Phase II of the Farmington Canal Greenway.

INTRODUCTION

The City Plan Department facilitates the physical development of the City and encourages the development of sustainable land use, economic and social policy. The department is responsible for the 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. City Plan advises the Board of Zoning Appeals on variances, special exceptions and other applications. Staff have also worked closely with the Economic Development Administrator on a number of division initiatives.

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

The Department is pleased to provide this report for calendar year 2006, noting another busy year for the City Plan Department and significant progress on waterfront planning – including completion of the new Coastal Program. In 2007, the department looks forward to new and exciting projects along Route 34, in the medical district and along the waterfront.

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Products, Publications and Services

The following are the major documents and products available online at no charge at www.cityofnewhaven.com and in the City Plan Department for a fee:

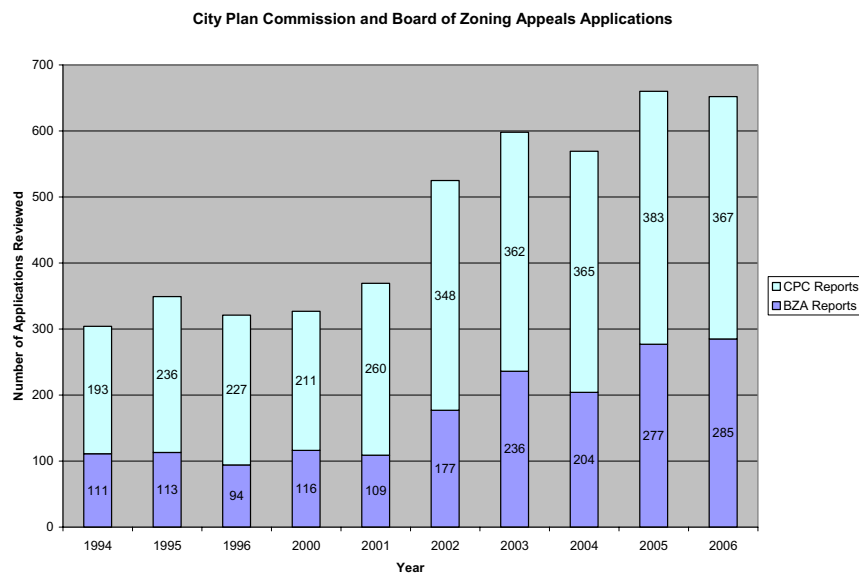
Aldermanic Ward & Section Maps
Comprehensive Plan of Development & Data Book
GIS Base Map
Inland Wetland Regulations
Soil Erosion & Sediment Control Regulations
New Haven Green Map
Zoning Map and Individual Section Sheets

New Digital Zoning Map

A new digital zoning map, which was prepared in collaboration with the Office of Information Technology, replaces the mylar and reduced version section maps. The digital zoning map will be available online at no charge following Aldermanic approval (expected in the spring of 2007).

Activity Summary

As noted in more detail on the following pages, City Plan provides staff support to the City Plan Commission and the Board of Zoning Appeals. In 2006, the department administered a total of 652 applications, up 114% from 1994.



CITY PLAN COMMISSION

Membership

Charter-Specified Members

The Honorable John DeStefano, Jr., Mayor *
Richard H. Miller, City Engineer *
Joseph Jolly (D-14), Aldermanic Representative (resigned 9/25/06))

<u>Appointed Members</u>	<u>Four-Year Term, Expiration Date Shown</u>
Patricia A. King, Chair	2/09
Roy Smith	2/07
Marlene R. Tureck	2/07
J. McT. Elijah Huge	2/09

<u>Alternates</u>	<u>Three-Year Term, Expiration Date Shown</u>
Maricel Ramos-Valcarcel	1/09
Audrey Tyson	1/08
vacancy	1/07

* 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. As such, the Commission 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. It reviews special permit applications for particular uses within the City including telecommunications facilities and automotive uses. 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.

*2006 City Plan Commission
Activity Summary*

TOTAL MEETINGS	16
TOTAL MATTERS CONSIDERED BY COMMISSION IN 2006	367
Zoning Ordinance Text & Map Amendments (excluding PDD/PDU)	12
Amendments to Commission Regulations and Guidelines	01
Authorization for CPC to Submit Ordinance Amendments	00
Planned Developments (PDD/PDU)	
Application & General Plans or Amendments	01
Detailed Plan Reviews	03
Minor Amendments/Modifications	03
Other PDD or PDU actions	01
Required Zoning Ordinance Referrals from Board of Zoning Appeals (excluding CSPRs)	50
Coastal Site Plan Reviews (CSPR) (inc. Referrals from BZA)	38
Inland Wetland Reviews	03
Soil Erosion and Sediment Control Plan Reviews (SESC)	02
Site Plan Reviews	74
Special Permits (Certificates of Approval of Location)	10
Special Permits (Other)	09
Land Dispositions and Acquisitions (excluding LCI)	10
Livable City Initiative Acquisitions	00
Livable City Initiative Dispositions	68
Municipal Development Plans/MDP Actions	00
Redevelopment Agency Advisories	06
Renewal Plan Amendments	00
Board of Education Statutory Reviews/Acquisitions/Funding	04
Authorization to Apply for / Accept Grants	04
Consolidated Plan Review	01
Bond Resolutions / CTDA Designations	01
General Budget / Capital Project Redesignations/Amendments	04
Utility & Other Easements (Signage, Awnings, etc.)	08
Ordinance Amendments (Other than Zoning)	06
Lease/Development/Tax Agreements/Contracts/MOUs	14
Residential Parking Zones	03
Street Closures, Extensions, Realignments, Abandonments, New Streets	05
Naming of Street Corner/Walkway	03
Other Aldermanic Referrals	06
Minutes	13
Other Planning Activities (Hazard Mitigation, Coastal Program, Port Land Use)	04

2006 City Plan Commission Highlights

New Haven Coastal Program. The new Coastal Program was adopted by the City Plan Commission on June 21, 2006. The Coastal Program and related zoning amendments were referred to the Board of Aldermen and enacted on December 22, 2006.

1394-03 ZONING ORDINANCE TEXT AMENDMENTS pertaining to Section 55, Coastal Management District, New Haven Coastal Program (City Plan Department).



Yale-New Haven Hospital Cancer Center. In 2006, the City Plan Commission approved and the Board of Aldermen enacted the new BD-2 district. BD-2 provides a zoning basis for the new Yale Cancer Center and related developments at the city-owned Lot E and adjacent to the Air Rights Garage (both within the Route 34 corridor).

1371-01 ZONING ORDINANCE TEXT AMENDMENTS, Amend the City of New Haven Zoning Ordinance to Create a Central Business/Medical Institutions District (Proposed By Yale-New Haven Hospital, Inc.)

1371-02 ZONING MAP AMENDMENTS, Amend the City of New Haven Zoning Maps to Designate Certain Parcels to be Included in a new Central Business/Medical Institutions District (Proposed by Yale-New Haven Hospital, Inc.).

New Condominium Developments. The City Plan Commission reviewed two major condominium projects in 2006. The first, at Harbor Landing, completes the Planned Development District in City Point. The second, at College / George Streets, is the first major ownership housing development in Downtown New Haven since Audubon Court.

1393-01 SEA STREET, ELLA T. GRASSO BOULEVARD and HARBOUR CLOSE, aka 2 ELLA GRASSO BOULEVARD and 116 SEA STREET, Site Plan Review including Coastal Site Plan Review for 53 Unit Residential Development on a 5.04 acre waterfront site in an RM-1 Zone (Owners: PMG Land Associates LP and Harbour Landing Condominium Association; Applicant: The Christopher Companies of New Haven LLC).

1396-03 188, 196 COLLEGE STREET and 285 GEORGE STREET, Site Plan Review for Mixed Use Development (272 Condominium Units, 50,000 SF retail shops, 427 structured parking spaces) in a BD Zone (Owners: James A. & Joseph L. Salatto and J&J Holdings, LLC).

Site Plan Review Standards. In addition to the zoning amendments listed above, the City Plan Commission and Board of Aldermen approved amendments related to site plan review and the enforcement of zoning regulations (1385-03) as well as the new Whalley Avenue Overlay Zone (see page 15).



Rendering for 196 College Street

HISTORIC DISTRICT COMMISSION

Membership

<u>Appointed Commissioners</u>	Expiration Date Shown
Robert Grzywacz, Chairman	1/08
Thomas Kimberly, Clerk	1/09
George Knight	1/10
Eric O'Brien	1/11
Regina Winters	1/12

<u>Alternates</u>	Expiration Date Shown
Marianne Mazan	1/09
Katherine Mace Learned	1/10
Allyx Schiavone	1/11

Overview

In New Haven, there are 19 National Register Historic Districts and 3 local historic districts as well as 40 individual properties or sites on the National Register. 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 a district, individually listed and survey properties are subject to review and approval when federal funds are used in support of the project. Proposed exterior changes to properties located in the three local historic districts, Wooster Square (est. 1970), Quinnipiac River (est. 1978) and City Point (est. 2001) are subject to the issuance of a Certificate of Appropriateness by the Commission. The three local districts contain 178, 241 and 123 properties, respectively.

The City of New Haven is a Certified Local Government (CLG) 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 eleven regular meetings and one special

meeting at which 26 discussion items were taken up involving specific residential properties and other Commission matters. The Commission conducted nine public hearing sessions involving thirteen properties and resulting in the issuance of eleven Certificates of Appropriateness.



Renovation of St. Casimir's Church in the Wooster Square District.

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 the granting of relief. The BZA is composed of five (5) members for staggered five-year terms and three alternates for concurrent three-year terms.

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 Livable City Initiative (LCI) Building Division provide legal and technical support.

The advisory reports include 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

<u>Appointed Members</u>	<u>Term Expiration Date Shown</u>
Eduardo E. Perez, Chairman	2/07
Alphonse Paolillo, Secretary	2/06
Maritza Padilla-Grant	2/08
Cathy Weber	2/09
Christopher Vigilante	2/05

<u>Alternates</u>	<u>Term Expiration Date Shown</u>
H. Richter Elser	2/09
Lee Cruz	n/a
Robert D'Amato	n/a

*2006 Board of Zoning Appeals
Activity Summary*

TOTAL NUMBER OF MATTERS CONSIDERED IN 2006: 285

VARIANCES:

Lot Area, Yard, Bulk, etc. 179

USE VARIANCES:

1500 Foot Liquor Rule 01
Other 17

SPECIAL EXCEPTIONS:

Daycare 05
Restaurant Liquor Wine or Beer 11
Other 33

SPECIAL EXCEPTION REQUIRING CITY PLAN COMMISSION REFERRAL:

Parking 27
Neighborhood Convenience Store 07
Planned Development Unit 04
Other 00

CERTIFICATES OF ZONING COMPLIANCE * 171

REVIEWS OF ADMINISTRATIVE ORDER OR DECISION OF ZEO: 01

1. **754 State Street, Review of Administrative Decision/Order**
(December 30, 2005), failing to comply with Board of Zoning Appeals approvals for restaurant in Business A zone.

*completed by staff.

PLANNING PROJECTS

Comprehensive Plan. 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.

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 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, as evidenced in recent planning projects:



Whalley Avenue Design Overlay District. In 2006, the Board of Aldermen approved the Whalley Avenue Overlay District. The district supports the revitalization of Whalley Avenue and reinforces its role as a viable commercial corridor. The district strives to upgrade the corridor and to provide for an appropriate transition to residential neighborhoods located to the north and to the south.

All properties within the Business A District fronting on Whalley Avenue between Ella T. Grasso Boulevard and Sherman Avenue are subject to the new standards and procedures. For these properties (see map), rehabilitation and new construction – including new signs – are subject to city review.

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 provide both verbal comment and on-paper design for use by the grantee. Approximately 160 designs have been reviewed to date, including approximately 30 in 2006.

Port Land Use Plan. In 2003, the Board of Aldermen created the New Haven Port Authority, a seven-member body serving to enhance the economic competitiveness of the greater New Haven region and all of Connecticut through waterborne transportation. Until the Port Authority is financially self-sufficient, Economic Development and City Plan provide staff support.

Acquisition of East Shore Parkway and development of a strategic land use plan are the first major projects of the Port Authority. In 2006, the City engaged project consultant Parsons Brinckerhoff (PB) to complete the plan, which sets forth an analysis of the existing and contemplated operations for the Port of New Haven with particular emphasis on the associated land use issues which need to be incorporated in the planning and management of the Port's growth. Successful treatment of these issues will require a close and sustained working relationship between the Port Authority and the port terminals, as represented in the Port Cooperative. The report contains 30 recommendations and five key strategies, as noted below:

- Expand the Land Available for Port-Related Activities;
- Develop a Marketing Program for the Port;
- Improve the Transportation Network within the Port;
- Formulate a Plan for Dredging of the Harbor Channel; and
- Program Growth and Future Operations in Environmentally Positive Ways.



Quinnipiac Terrace Hope VI. City Plan participates in the redevelopment of Quinnipiac Terrace. The department helped develop the project master plan and continues to provide staff support related to master plan compliance; zoning approval and site plan review. In addition, we serve on the Quinnipiac Terrace Advisory Council, which consists not only of city staff, but also the Housing Authority of New Haven, residents and local alderpersons. Phase I (81 units and new streets) was completed in 2006. In addition, plans were approved for Phase II (50 units, new streets and park improvements).



River Street Municipal Development Plan (MDP). In 2002, the Board of Aldermen and the Department of Economic and Community Development approved the River Street Municipal Development Plan. Following several years of implementation, the City is pleased to report that most of the waterfront property is now controlled by the City.

In 2005, the first major sale occurred at 90 River Street, which has led to 90+ jobs at the former warehouse building. The other major parcels include the former Hess Oil Terminal (100 River Street) and the vacant Bigelow Boiler Complex at 142, 198 River Street and 34 Lloyd Street. In 2006, City Plan worked with Economic Development to accomplish the following:

- Demolished the Hess oil tanks and initiated cleanup of 100 River Street.

- Saved the Bigelow Boiler complex from demolition and later acquired the site from the owner.
- Assisted with lease-to-purchase agreements with Capasso Restoration (34 Lloyd Street) and Evax Systems (142 River Street).
- Secured first state grant (\$2.5 million) in support of the MDP.
- Selected consultant Milone and MacBroom to complete design work for streets and waterfront.



West River & Route 34 Redevelopment. City Plan staff continues to participate in the West River Neighborhood Revitalization Zone effort. City Plan contributes design and contract oversight to restoration of West River Memorial Park and provides technical assistance at community meetings and with neighborhood-related land use applications. In 2006, City Plan worked with Economic Development on the concept plan for the 13-acre Route 34 corridor. The plan was presented to the Board of Aldermen in October 2006 and, later in the year, the West River NRZ established an implementation committee for this effort.

Community CARE Initiative. In 2005, City Plan was awarded a \$250,000 grant from the Environmental Protection Agency. New Haven was the only municipality in the nation to be awarded funding under the new program. The goal of this more extensive

Green New Haven program is to broaden the work of an existing partnership with in-house capacity and to understand / reduce toxic levels in the air, water and land resources of the City of New Haven as prioritized in the City's environmental plan. In 2006, City Plan is pleased to report that an environmental planning consultant is now working on the project. The following tasks were completed:

- The City placed an intern on-site to work with Ives Manufacturing to improve their environmental performance. City Plan offered this contribution as part of a broader EPA effort to engage local manufacturers.
- Through the CARE grant, EPA invested \$50,000 in support of environmental assessments at 34 Lloyd Street.
- City Plan began implementing the new waste processing and junk yard ordinances. Staff is meeting with applicants in advance of a formal filing with the City Plan Commission. In 2006, site visits were conducted at Elm City Sales and Waste Management. Waste Management was granted the first special permit under the new rules in part by agreeing to "no-idling" restrictions at the facility.
- City Plan met with the Clean Energy Fund and secured an additional \$5,000 to promote the Clean Energy Options campaign. Led by the Mayor's Office, the City now records 505 households participating in the Connecticut Clean Energy Options program (renewable energy purchase commitment), which is either wind / landfill gas or wind / landfill gas / hydro.
- City Plan initiated a "Green New Haven Campaign" with a local advisory group, New Haven Action. Through this campaign, Yale students work with United Illuminating to reach out to small businesses. Merchants learn about energy conservation and are eligible for technical assistance from UI staff.
- With financial assistance from Economic Development, the City's Engineering Department installed new bike racks at various Downtown locations.



Environmental Reviews. The City Plan Department maintains the City’s Environmental Review Record (ERR). The ERR serves to document determinations regarding the environmental impact of actions funded under the CDBG, HOME, Lead Paint Based Paint Hazard Control and UDAG Programs. Preliminary 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 2006, the department received 68 such requests and initiated appropriate levels of environmental clearance and documentation.

Farmington Canal Greenway. As shown on the cover sheet, construction of Phase II (Munson Street to Starr Street) was substantially completed in 2006. The New Haven Trail now extends from the corner of Starr Street and Shelton Avenue, south through Science Park and emerge at Hillhouse Avenue, a distance of approximately 1.25 miles.

Green Map. In 2006, the City Plan Department, the Urban Resources Institute and the Yale School of Forestry and Environmental Studies completed the third 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.



Interns distributed Green Maps at four local supermarkets during the summer of 2006.

PARK PLANNING

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.

Completed in 2006

- Legacy Tree Planting
- East Shore Park Soccer Field #3 Relighting
- Trowbridge Environmental Center Site Improvements
- East Shore Park Handicapped Parking Spaces
- Pop Warner Football Field at Winslow Augustine Park
- Galvin Park Site Improvements
- Irrigation System for the Pardee Rose Garden in East Rock Park

Under Construction

- Restoration of the Angel of Peace Monument in East Rock Park
- Edgerton Park Wall Restoration



MEETINGS & ASSIGNMENTS

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

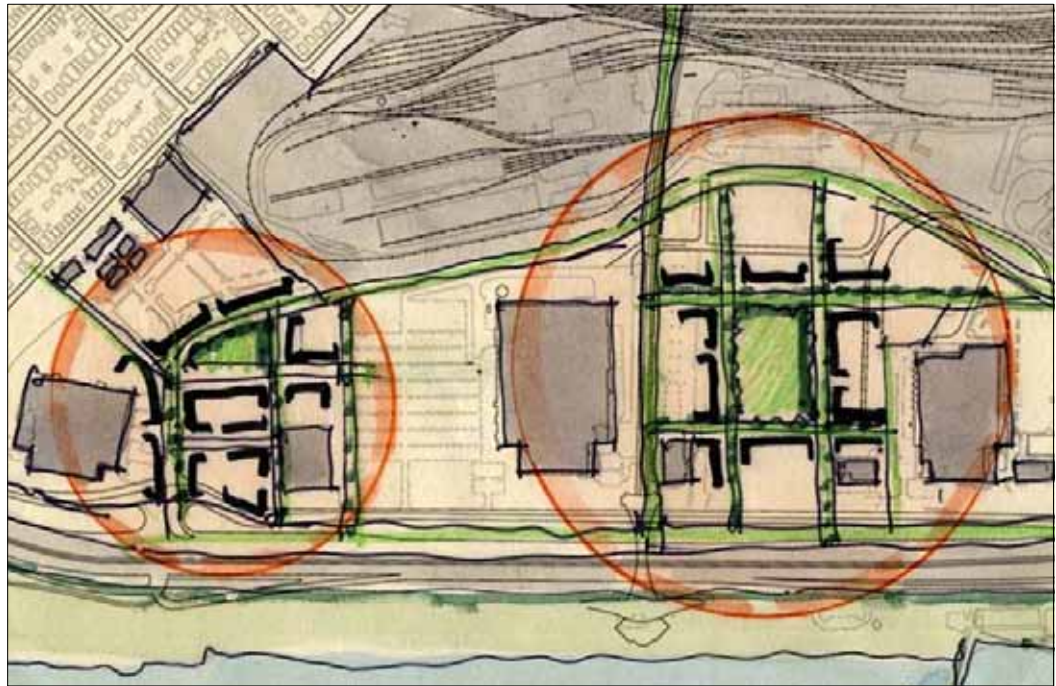
Canal Dock Corporation
City-Wide School Building Committee
Connecticut Chapter, American Planning Association
Connecticut Conference of Municipalities
Connecticut DOT (I-95 progress meetings; various bridge projects)
Connecticut Harbor Management Association
Data Haven
Environmental Advisory Council
Façade Improvement Design Committee
GIS Working Group
ICLEI, Cities for Climate Protection
ICIC Arts Cluster (Chamber of Commerce)
Long Island Sound Assembly
Long Wharf Nature Preserve Steering Committee
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
Property Acquisition and Disposition Committee
Pardee Morris House Committee
Quinnipiac Terrace Advisory Committee
Regional Data Cooperative Board / United Way Compass (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
Town Green Special Services District
West River Neighborhood Revitalization Zone
West Rock Implementation Committee
West Rock Master Plan
West Rock Ridge State Park Advisory Council
Whalley Avenue Special Services District

AGENDA FOR 2007

Outlook

In addition to providing core services to the City Plan Commission, Board of Zoning Appeals, Historic District Commission and the general public, City Plan anticipates significant progress on new and mature projects as noted below:

Canal Dock & Long Wharf. City Plan continues to make significant progress on development of a new community boathouse facility at Long Wharf. This project, of which a replica of the Yale Boathouse will be the central focus, is a mitigation program for Interstate 95 construction. In 2007, City Plan will work extensively with Connecticut DOT to start project design for the boathouse and related park improvements. In addition, the entire City is engaged on the Long Wharf Environmental Assessment – which will lay the foundation for highway expansion within the area.



2010 US Census. Planning for the decennial Census is well underway. The Census is administered by the federal government with significant local support. City Plan participates in this process by reviewing maps for accuracy and providing updates with new streets, housing developments, etc. Since the Census affects a number of entitlement programs, City Plan also is engaging the academic community to ensure a complete and accurate count of the city's population.

Route 34 Municipal Development Plan. City Plan is working with Economic Development and the West River Implementation Committee to complete a municipal development plan for the city-owned Route 34 corridor. The MDP provides a foundation for state assistance and long-term stewardship of this important project.



Transportation Programs. As in recent years, City Plan will invest a significant amount of time on transportation planning programs. In 2007, the following projects are scheduled:

- Site feasibility study, intermodal ferry service to Long Island
- Route 34 concept planning, east of the Air Rights Garage
- Truck movement study, citywide

Zoning Ordinance. The City intends to hire a new Zoning Director, who will provide more support on zoning matters, including ordinance amendments and staff to the Board of Zoning Appeals, City Plan Commission and Board of Aldermen. With additional capacity, City Plan will look to make proactive amendments to various sections of the ordinance.