

**Annual Report 2007**  
**New Haven City Plan Department**



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*On the cover New Haven Harbor with Downtown in the Distance*

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## 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 has 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, Citywide School Building Advisory Committee and the Environmental Advisory Committee. Staff continues to participate on more short-term assignments with other development departments.

The Department is pleased to provide this report for calendar year 2007. In 2008, the department looks forward to new and exciting projects along Route 34, downtown, in the medical district, along the waterfront, and in New Haven's neighborhoods.

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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](http://www.cityofnewhaven.com) and in the City Plan Department for a fee:

### Maps:

- Aldermanic Ward Maps
- Census Tract Maps (coming soon)
- Citywide Aldermanic and Legislative District Map
- Empowerment Zone Map
- Street Index Map
- Inland Wetlands Map
- Neighborhood Maps
- New Haven Bike Map
- New Haven Green Map
- New Haven Zoning, Coastal and Historic District Maps
- Tax Assessor's Maps

### Publications:

- Air Toxics Inventory
- Annual Reports
- Comprehensive Plan of Development
- Hazard Mitigation Plan
- New Haven Coastal Program
- New Haven Zoning Ordinance
- Plan for Greenways and Trails
- River Street Municipal Development Plan

## **Activity Summary**

As noted in more detail on the following pages, City Plan provides staff support to the City Plan Commission, the Board of Zoning Appeals, and the Historic District Commission. In 2007, the department administered a total of 541 items down 112 from 2006.

## CITY PLAN COMMISSION

### *Membership*

#### Charter-Specified Members

The Honorable John DeStefano, Jr., Mayor \*  
Richard H. Miller, City Engineer \*  
Roland Lemar (9-D), Aldermanic Representative

#### Appointed Members

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

Patricia A. King, Chair	2/09
Roy Smith	2/11
J. McT. Elijah Huge	2/09
Marlene R. Tureck	Retired 2/07
vacancy	

#### Alternates

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

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, automotive uses and waste facilities. 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 provides advice to the Board of Aldermen on land use, including zoning and property dispositions. 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 Planning Commission. It advises the Development Commission and the Redevelopment Agency on amendments to and development within 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.

*2007 City Plan Commission  
Activity Summary*

<b>TOTAL MEETINGS</b>	<b>14</b>
<b>TOTAL MATTERS CONSIDERED BY COMMISSION IN 2007</b>	<b>320</b>
Zoning Ordinance Text & Map Amendments (excluding PDD/PDU)	05
Amendments to Commission Regulations and Guidelines	00
Authorization for CPC to Submit Ordinance Amendments	01
Planned Developments (PDD/PDU)	
Application & General Plans or Amendments	00
Detailed Plan Reviews	11
Minor Amendments/Modifications	04
Other PDD or PDU actions	03
Required Zoning Ordinance Referrals from Board of Zoning Appeals (excluding CSPRs)	26
Coastal Site Plan Reviews (CSPR) (inc. Referrals from BZA)	34
Inland Wetland Reviews	05
Soil Erosion and Sediment Control Plan Reviews (SESC)	04
Site Plan Reviews	71
Renewal of Approvals/ Time Extensions	08
Certificates of Approval of Location for Automotive Uses	11
Special Permits (Waste, Auto Recycling, Scrap)	06
Special Permits (Telecommunications)	03
Special Permits (Other)	04
Land Dispositions and Acquisitions (excluding LCI)	01
Livable City Initiative Acquisitions	00
Livable City Initiative Dispositions	53
Municipal Development Plans/MDP Actions	00
Redevelopment Agency Advisories	00
Renewal Plan Amendments	00
Board of Education Statutory Reviews/Acquisitions/Funding	00
Authorization to Apply for / Accept Grants	06
Consolidated Plan Review	01
Bond Resolutions / CTDA Designations	00
General Budget / Capital Project Redesignations/Amendments	02
Utility & Other Easements (Signage, Awnings, etc.)	17
Ordinance Amendments (Other than Zoning)	05
Lease/Development/Tax Agreements/Contracts/MOUs	08
Residential Parking Zones	02
Street Closures, Extensions, Realignment, Abandonments, New Streets	03
Naming of Street Corner/Walkway	02
Other Aldermanic Referrals	03
Minutes	17
Other Activities (Hazard Mitigation, Coastal Program, Port Land Use )	05



## *2007 City Plan Commission Highlights*

### **Howe/Dwight/North Frontage/Legion Block**

Intercontinental Fund IV will develop a large mixed-use project in the new BD-2 zone in the Hill neighborhood. This project will cover an entire city block and will include twenty-four dwelling units, approximately 40,000 square feet of office space with an additional 13,000 square feet of ground floor retail space wrapped around two sides of the block. Supporting all this planned development as well as a nearby existing hospital will be a six-level, 845-space parking garage.

While the development is exciting and architecturally interesting in its own right, the developer will use innovative energy conservation and sustainable green building techniques and apply for LEED certification. Part of the program will include an array of photovoltaic solar panels on the parking garage to help generate the energy needed to run the building, while green screening techniques will be employed to help soften the garage as well contribute to the natural cooling of the building.



*New Mixed-Use Office/Residential/Parking Development*

### **Clinical Laboratory with Office and Retail Use**

The project at 55 Park Street is also associated with the new Yale New Haven Hospital Cancer Center. As part of the expansion of the hospital complex this six-story, 140,000 square foot building, directly abutting the Air Rights Parking Garage, will house retail on the ground floor, an auditorium on the second and clinical laboratories and associated office space on floors three through six. As with most of the recently approved construction plans in the city, this building will seek LEED certification.

Of special note, the basement area will have eight loading docks serving Yale New Haven Hospital's shipping and receiving needs. The entrance to this loading dock is directly off Route 34, thus substantially reducing truck traffic on local city streets, and resulting in improved traffic management and less congestion.



*Clinical Laboratory Associated with the Yale New Haven Hospital Cancer Center*

### **Metropolitan Business Academy**

As part of the on-going effort to reinvest and rebuild schools, with an intense focus on magnet schools, the City of New Haven will be constructing a new business-themed High School on Water Street, The Metropolitan Business Academy. This new school will be a four-story 81,000 square foot building that will eventually enroll up to 400 students. The program involves students with area businesses exposing them to the exciting world of commerce, national, and international business.



*Rendering of the Metropolitan Business Academy.*

## Shartenberg Site Development

Becker & Becker Development Associates, LLC plans to construct a 31-story mixed-use tower on the site of the former Shartenberg department store on the corner of Chapel Street and State Street. This \$165 million dollar project will include 467 rental apartments ranging from studios to 3-bedroom units, approximately 31,000 square feet of retail space on the ground floor, a large daycare center, plus on-site parking for all uses. Construction is planned to begin in Spring of 2008 and take approximately 30 months to complete.

The developers will seek a silver LEED certification rating, include at least 50 affordable units and seek out a high quality gourmet grocery store to anchor the street level retail. As to design, the lower portion of the building will be of the same general height of the surrounding buildings (about five stories) with the high rise portion set back from the street. This step-back design strategy focuses pedestrian attention on the street level retail because the height of the tower is not readily apparent from the sidewalk.



*Shartenberg Tower Concept*

### **Eastview Terrace Renovation and Redevelopment**

The Housing Authority of New Haven (HANH) unveiled plans for an ambitious renovation and reconstruction of 127 housing units in an existing development on Eastern Street and Eastern Circle in the Quinnipiac Meadows neighborhood. Eastview Terrace, originally constructed in 1959, is now in need of significant improvements. In response, HANH decided on an ambitious redevelopment of the area. Units deteriorated beyond reasonable repair efforts will be razed with the remaining units thoroughly renovated.

Phase I will consist of demolishing eight buildings and renovating ninety units within thirteen buildings. In addition, twelve new units will be constructed in four new buildings along Eastern Street. Phase II will add twenty-five new units in six new buildings.

The outdated design scheme of the original development will be completely replaced utilizing current planning and landscaping techniques: All units will have enclosed backyards with ornamental picket fencing. This fencing will be carried along the frontage of Eastern Street. Parking areas will be located so they don't dominate the streetscape and substantial new tree plantings will complement the site. This development is a wonderful addition to the city providing those on a low, fixed income a pleasant environment in which to live.

### **Yale University**

The university continues its extensive new building and renovation program. Major projects approved in 2007 include: The new health services center in the Dixwell neighborhood, a new life sciences building on Science Hill, a complete renovation of and underground addition to Ingalls Rink on Mansfield Street, and the ongoing renovations to the various colleges.

## HISTORIC DISTRICT COMMISSION

<u>Appointed Commissioners</u>	Expiration Date Shown
Eric O'Brien, Chairman	1/11
Thomas Kimberly, Clerk	1/09
George Knight	1/12
Claude Watt, Jr.	1/12
Mark Abraham	1/13

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

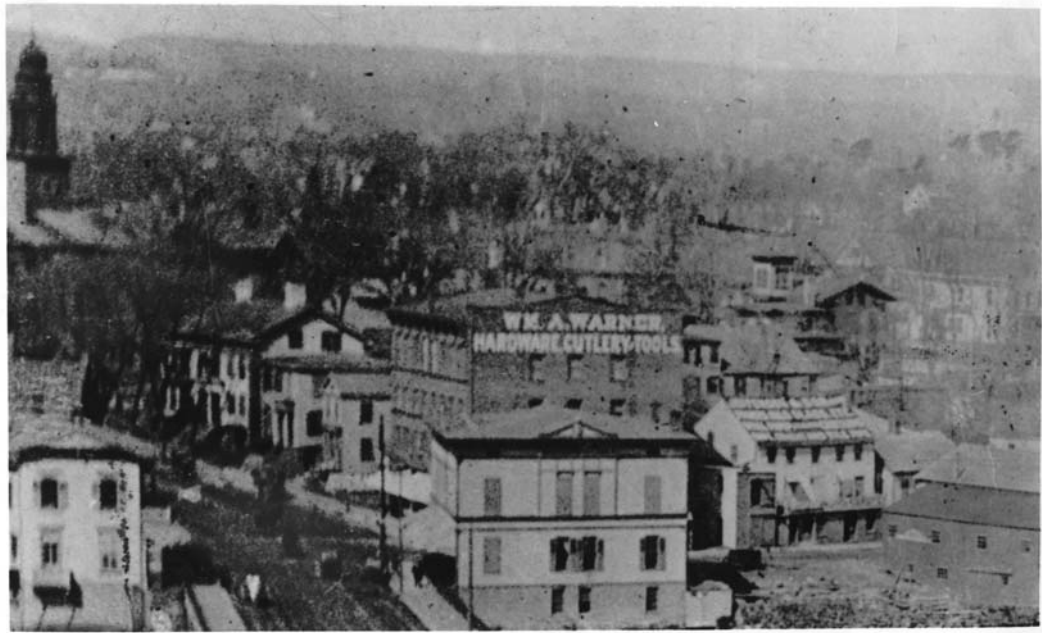
### *Overview*

In New Haven, there are three local Historic Districts and nineteen National Register Historic Districts as well as 40 individual properties or sites on the National Register. At present a potential fourth local district in the Edgehill/St. Ronan Street area is under study. 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 at which seventeen discussion items were taken up involving specific residential properties and other Commission matters. The Commission conducted ten public hearing sessions resulting in the issuance of eight Certificates of Appropriateness and two denials.



*One Grand Avenue (old Warner Hardware Building). Currently Under Historic Renovation.*

## 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*

#### Appointed Members

#### Five Year Term Term Expiration Date Shown

Cathy Weber, Chairman	2/09
Gaylord Bourne, Secretary	2/12
Christopher Vigilante	2/10
Regina Winters	2/11
George Longyear	2/13

#### Alternates

#### Five Year Term Term Expiration Date Shown

H. Richter Elser	2/09
Lee Cruz	n/a
A. Walter Esdaile	2/09

*2007 Board of Zoning Appeals  
Activity Summary*

**TOTAL NUMBER OF MATTERS CONSIDERED IN 2007: 104**

VARIANCES:

Lot Area, Yard, Bulk, etc. 65

USE VARIANCES:

1500 Foot Liquor Rule 1  
Other 14

SPECIAL EXCEPTIONS:

Daycare 0  
Restaurant Liquor Wine or Beer 6  
Other 17

SPECIAL EXCEPTION REQUIRING CITY PLAN COMMISSION REFERRAL:

Parking 17  
Neighborhood Convenience Store 0  
Planned Development Unit 1  
Other 00

CERTIFICATES OF ZONING COMPLIANCE \* 87

REVIEWS OF ADMINISTRATIVE ORDER OR DECISION OF ZEO: 8

\*completed by staff.



## **ENVIRONMENTAL PLANNING:**

**New Haven CARE Initiative.** With support from the United States Environmental Protection Agency, the City Plan Department has built a partnership with community leaders and organizations to address air, land, and water quality concerns in the City. As part of CARE the City has issued special permits to seven waste processing facilities that incorporate specific environmental standards. The City has implemented a no-idling program in the port district to reduce harmful diesel emissions. In partnership with the Yale Urban Resources Initiative (URI) the City has developed a quantitative estimate of the ecological system services derived from its 32,000 street trees. The Environmental Protection Agency has funded school bus and off road construction equipment particle separators.

**Renewable Energy.** As part of its commitment to 20% renewable electricity by 2010, New Haven participated in the CT Clean Energy Options program sponsored by the CT Clean Energy Fund (CCEF). The City has signed up over 940 households (#1 in the state) for clean electricity and has earned 18 kW of solar arrays. The first 2kW solar array has been installed on the Common Ground High School on West Rock.

In partnership with the CT Clean Energy Fund, the City Plan Department has started to develop a wind turbine demonstration project to show the feasibility of small on-site wind projects in CT. The project plans to install 2-3 small wind turbines potentially on Long Wharf for a period of a year, gathering data on the performance of these machines to determine appropriate levels of support in a future CCEF incentive program.



*Wind Turbines Grace a Shoreline*

**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.

**Farmington Canal Greenway.** Final plans are underway to finish the New Haven segment of the Farmington Canal Greenway: The Starr Street to the Hamden line section. What was once a canal used for the shipment of goods and materials in the early 19<sup>th</sup> century is being transformed into a public greenway that will eventually stretch from New Haven in the south to Northampton, Massachusetts in the north.

**Green Map.** The Green Map goes global! The City of New Haven has revised its Green Map and linked it to Google Earth, the free internet mapping program. 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.



*Front Page New Haven Green Map. An Interactive Version is on the City Website.*

## 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 2007*

- Legacy Tree Planting
- Edgewood Park Playground
- Fort Hale Deck Renovation
- De Gale Field Horseshoe Courts
- West Rock Park Playground
- Annex Little League Sports Lights
- Pardee Greenhouse Renovation
- Trowbridge Environmental Center Renovations

### *Under Construction*

- Newhallville Splash Pad



*Summer Fun at Lighthouse Park*

## **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 2008

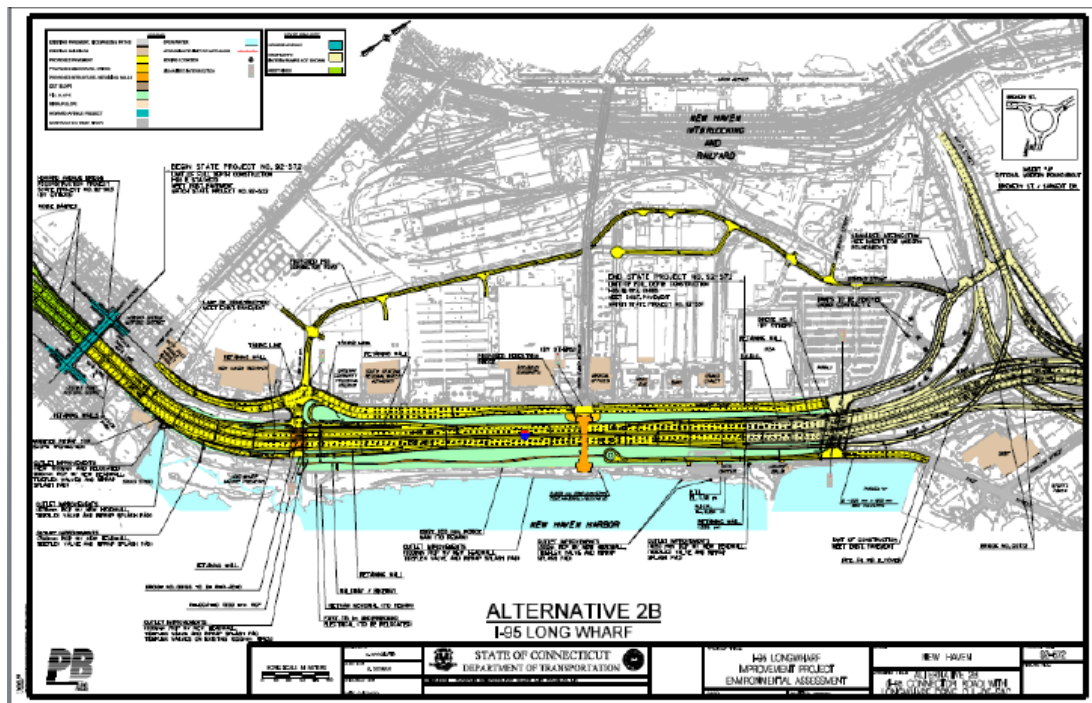
### *Outlook*

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 ongoing projects as noted below:

**Canal Dock & Long Wharf.** City Plan continues to make 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 2008, project design for the boathouse and related park improvements will begin. In addition, the entire City is engaged in the I-95 Long Wharf Environmental Assessment due to be issued spring of 2008 by DOT which will lay the foundation for highway expansion within the area.



*Canal Dock at Long Wharf. Overall Neighborhood Concept. Boathouse in Lower Right.*



*I-95 Reconfiguration Concept*

**2010 US Census.** Planning for the decennial Census is well underway. 2008 efforts will be focused on the City's participation in the Census Bureau's Local Update of Census Addresses (LUCA) Program. 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.



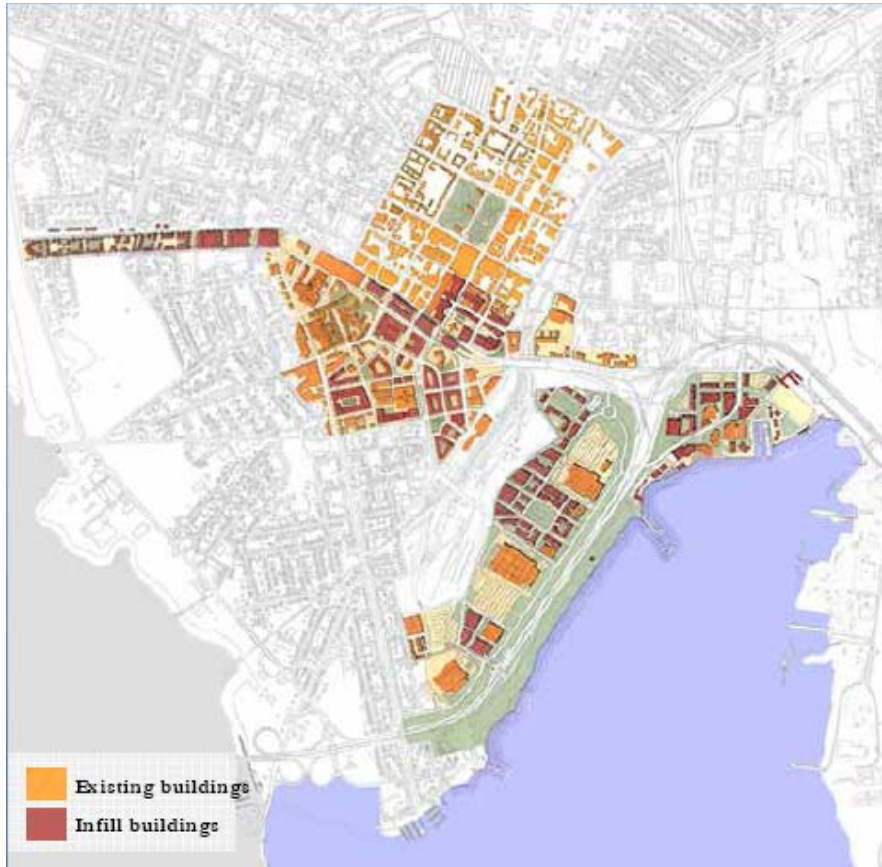
*Route 34 Concept Plan*

The below-grade section from Park Street East will also be under study using federal funds to convert to an urban boulevard and create new development sites.

**Future Framework.** The City Plan Department helped develop a slide show for Mayor DeStefano which illustrates the potential for infill development in central New Haven. Five planning studies were merged to create a picture of the direction new development in New Haven could follow, using existing surface parking lots, excess transportation rights-of-way, and vacant or underutilized properties. The Department will work with stakeholders in the Hill to examine planning issues between the train station and the medical district.

**Farmington Canal Line**

Planning for sections of the Canal Line through downtown and the connection to the waterfront at Long Wharf pier will begin in 2008.



*Future Framework. Maximizing Potential*

**Science Park.** Building 25 in Science Park will be renovated starting in 2008, and a structured parking facility will provide new capacity. In addition, Forest City has been selected to develop the historic Winchester buildings at Munson and Mansfield Streets.

**Lots M, N & O, State Street.** The City expects to move forward with developments on these lots in the State Street area, and on Elm Street.



**Coliseum Site.** The City will review qualification statements for developers for the former coliseum site in the Spring of 2008. The site will also accommodate a new home for Long Wharf Theater.



*Former Coliseum Site. Future Home of Gateway Community Collage and Long Wharf Theater.*

**Transportation Programs.** As in recent years, City Plan will invest a significant amount of time on transportation planning programs. In 2008, the following projects are scheduled:

- Study the condition of the arterial roads in the Hill neighborhood.
- Study downtown pedestrian and bicycle safety issues and propose solutions.
- Devise a Tweed Airport/Union Station wayfinding system.
- Continue the Route 34 concept planning, east of the Air Rights Garage.
- Continue the citywide truck movement study.
- Advance the feasibility study of cross sound ferry service and feeder barge cargo service.

**Zoning Ordinance.** The City hired a new Zoning Director to 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 this additional capacity, City Plan will look to make proactive amendments to various sections of the ordinance.