

Annual Report 2008

New Haven City Plan Department



New Cooperative Arts High School

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On the cover: The New Cooperative Arts High School

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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 contributes administrative support, planning assistance, project management and research and design resources 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 provides staff support to the City Plan Commission, the Board of Zoning Appeals and the Historic District Commission. In these roles, City Plan provides research, 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.

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 2008, the department considered a total of 482 items.

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 2008. In 2009, the department looks forward to new and exciting projects along Route 34, downtown, Science Park, 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 and in the City Plan Department for a fee:

Maps:

Aldermanic Ward Maps: Ledger-size booklets
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: Effective 2003
Hazard Mitigation Plan
New Haven Coastal Program
New Haven Zoning Ordinance
Plan for Greenways and Trails
River Street Municipal Development Plan

CITY PLAN COMMISSION

Membership

Charter-Specified Members

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

<u>Appointed Members</u>	<u>Four-Year Term, Expiration Date Shown</u>
<i>Patricia A. King, Chair</i>	<i>2/09 (Expired)</i>
Edward Mattison, Chair	2/13
Roy Smith, Jr., Vice-Chair	2/11
Audrey Tyson	2/11
Hon. Roland Lemar	1/10
Maricel Ramos-Valcarcel	2/13
<u>Alternates</u>	<u>Three-Year Term, Expiration Date Shown</u>
J. McT. Elijah Huge	1/11
Susan L. Jordan	1/12
Vacancy	1/10

* 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.

TOTAL MEETINGS	12
TOTAL MATTERS CONSIDERED BY COMMISSION IN 2007	303
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	07
Detailed Plan Reviews	02
Minor Amendments/Modifications	03
Other PDD or PDU actions	04
Required Zoning Ordinance Referrals from Board of Zoning Appeals (excluding CSPRs)	30
Coastal Site Plan Reviews (CSPR) (inc. Referrals from BZA)	28
Inland Wetland Reviews	02
Soil Erosion and Sediment Control Plan Reviews (SESC)	04
Site Plan Reviews	63
Renewal of Approvals/ Time Extensions	04
Certificates of Approval of Location for Automotive Uses	13
Special Permits (Waste, Auto Recycling, Scrap)	02
Special Permits (Telecommunications)	03
Special Permits (Other)	00
Land Dispositions and Acquisitions (excluding LCI)	00
Livable City Initiative Acquisitions	00
Livable City Initiative Dispositions	35
Municipal Development Plans/MDP Actions	04
Redevelopment Agency Advisories	00
Renewal Plan Amendments	00
Board of Education Statutory Reviews/Acquisitions/Funding	00
Authorization to Apply for / Accept Grants	05
Consolidated Plan Review	01
Bond Resolutions / CTDA Designations	01
General Budget / Capital Project Redesignations/Amendments	01
Utility & Other Easements (Signage, Awnings, etc.)	11
Ordinance Amendments (Other than Zoning)	03
Lease/Development/Tax Agreements/Contracts/MOUs	12
Residential Parking Zones	02
Street Closures, Extensions, Realignment, Abandonments, New Streets	03
Naming of Street Corner/Walkway	00
Other Aldermanic Referrals	04
Minutes	16
Other Activities (Hazard Mitigation, Coastal Program, Port Land Use)	16

2008 City Plan Commission Highlights

Shartenberg Site Development

Becker & Becker Development Associates, LLC broke ground on December 1, 2008 for the 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.

The developers will seek a silver LEED certification rating, include at least 50 affordable units and seek out a high quality grocery store to anchor the street level retail. 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

Yale University

The university continues its extensive new building and renovation program. Major projects approved in 2008 include the new Loria Center Art History building adjacent to the newly renovated Rudolph-designed School of Architecture building. Kroon Hall on Prospect Street was completed, as was a new social sciences building. A university health services center on Locke Street opened and renovations to Calhoun College began.



Yale School of Architecture, left, a Brutalist masterpiece, alongside the new Loria Art History building.

Science Park.

Science Park 25 was renovated and is nearly 100% occupied. Redevelopment of Tract B, a proposal to construct a five-level, 1,186 space parking garage with 24,846 square feet of retail/office space on the ground floor received approvals and began construction. In addition, Forest City has been selected to develop the historic Winchester buildings across the street at Munson and Mansfield Streets.



Night view of new parking garage with retail/office to be built in Science Park.



Science Park development site: Forest city to development bldg. on the right, Winstanley to develop the lots on the left. Below is a rendering of the USRAC site.



HISTORIC DISTRICT COMMISSION

<u>Appointed Commissioners</u>	Expiration Date Shown
Eric O'Brien, Chairman	1/11
Thomas Kimberly, Clerk	1/14
George Knight	1/12
Claude Watt, Jr.	1/12
Mark Abraham	1/13

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

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 ten Regular Meetings and two Special Meetings at which 30 discussion/agenda items were taken up involving specific properties and other Commission matters. The Commission conducted nine public hearings involving nine properties and resulting in the issuance of six Certificates of Appropriateness. Two of the public hearings were conducted as Special Meetings at which the proposed St.Ronan/Edgehill Local Historic District was taken up, but not approved. But the Nomination of Christ Church Episcopal to the National Register of Historic Places was approved. The was awarded a Supplemental Certified Local Government Grant (\$5,000) to cover part of the cost to produce the Study Report for the proposed Saint Ronan/Edgehill Local Historic District, the local share for which was provided by the resident supporters of the Saint Ronan/Edgehill neighborhood.



One of many notable and well maintained historic buildings in the Wooster Square Local Historic 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>Five Year Term Term Expiration Date Shown</u>
Cathy Weber, Chairman	2/14
Gaylord Bourne, Secretary	2/12
Regina Winters	2/11
Vacant: George Longyear (resigned 2/09)	2/13
Vacant: Christopher Vigilante (resigned 10/09)	2/10

<u>Alternates</u>	<u>Five Year Term Term Expiration Date Shown</u>
A. Walter Esdaile	2/14
David Streever	2/13
Vacant	

*2007 Board of Zoning Appeals
Activity Summary*

TOTAL NUMBER OF MATTERS CONSIDERED IN 2008: 149

VARIANCES:

Lot Area, Yard, Bulk, etc. 72

USE VARIANCES:

Various 13

SPECIAL EXCEPTIONS:

Daycare 2
Restaurant Liquor Wine or Beer 8
Other 20

SPECIAL EXCEPTION REQUIRING CITY PLAN COMMISSION REFERRAL:

Parking 19
Neighborhood Convenience Store 6
Planned Development Unit 7

CERTIFICATES OF ZONING COMPLIANCE * 87

REVIEWS OF ADMINISTRATIVE ORDER OR DECISION OF ZEO: 2

*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 new special permits to three waste processing facilities that incorporate specific environmental standards. A total of \$100,000 in grants remain from the 2005 award.

In 2008, the Environmental Advisory Council has been reorganized to be a forum for environmental ideas both in city government and in the wider community. The council includes a wide array of city departments and representatives from the community.

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 1100 households (#1 in the state) for clean electricity and has earned 23 kW of solar arrays. The first 2kW solar array has been installed on the Common Ground High School on West Rock. The rest of the arrays are slated for installation in 2009.

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. A 6.5kW wind turbine will be installed on Long Wharf in 2009. A \$150,000 was used for the wind turbine and wind study project.



Clean Energy Solution

Environmental Reviews. The City Plan Department maintains the mandated Environmental Review Record (ERR) to document determinations regarding the environmental impact of actions funded under various federal and state programs. These include the CDBG, HOME, Lead Paint Based Paint Hazard Control and UDAG Programs in addition to certain New Haven Housing Authority projects that are undertaken with HUD funding.

Preliminary findings regarding the impacts of planned activities are set forth in published notices. Subsequent determinations regarding specific projects are documented in the ERR as requests for environmental clearances are submitted by the implementing departments. During 2008, the department received 65 such requests and initiated appropriate levels of environmental clearance and documentation.

Farmington Canal Greenway. Final plans are underway to finish the New Haven segment of the Farmington Canal Greenway. What was once a canal used for the shipment of goods and materials in the early 19th 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 2008

- Newhallville Splash Pad
- Center Church Drainage
- Middletown Avenue Park Improvements
- State Street Triangle Fence Renovation
- Upper Green Electrical Vault
- Amrhyn and Dom Aitro Fields Fence Renovations
- 29th Infantry Regiment Memorial
- Restoration of Edgerton Park Wall Phase One
- Trowbridge Environmental Center Building Renovations
- Miscellaneous Fence and Guardrail Repairs

Under Construction

- Scantlebury Park Site Improvements
- Pardee Greenhouses A,B and C Renovations
- Columbus Plaza Renovations



29th Infantry Regiment Memorial at Criscuolo 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
Economic Development Commission of New 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 Ridge State Park Advisory Council
Whalley Avenue Special Services District

AGENDA FOR 2009

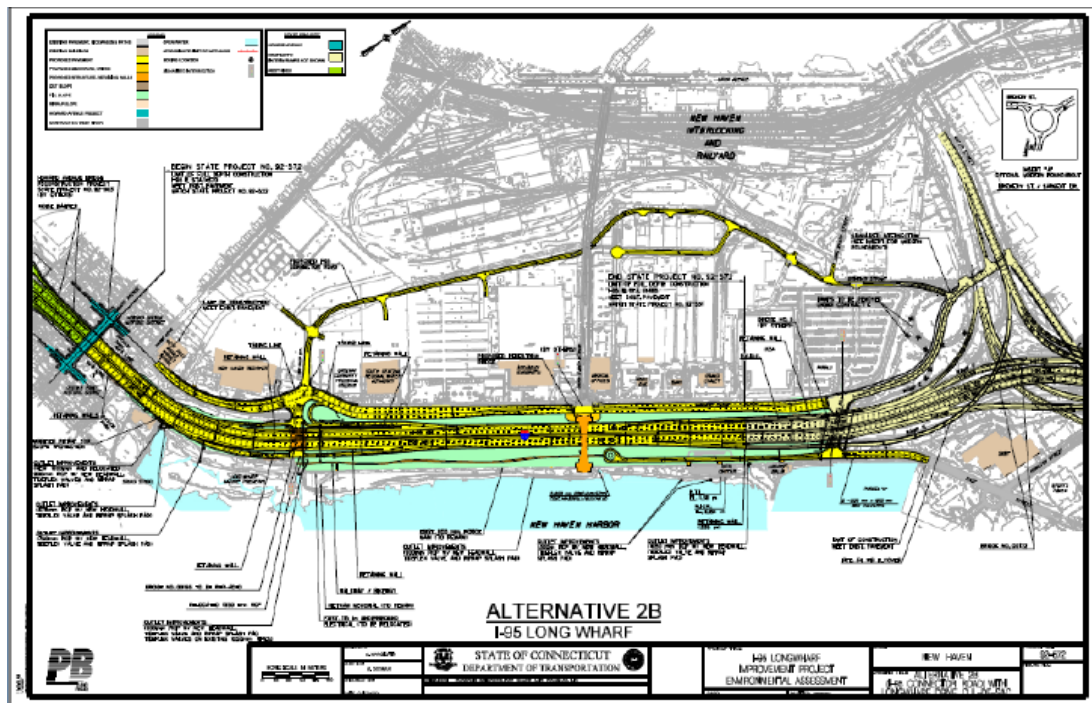
Outlook

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.



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



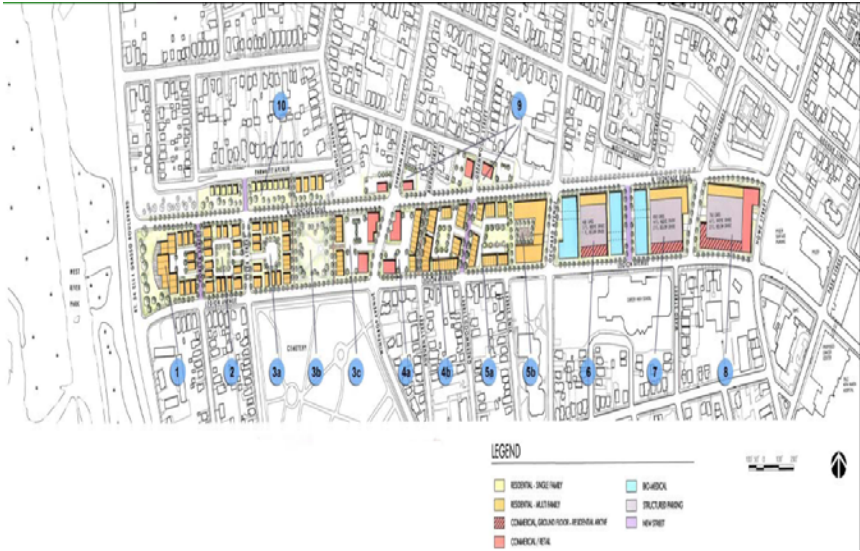
I-95 Reconfiguration Concept

2010 US Census. Planning for the decennial Census is well underway. The Census Bureau’s Local Update of Census Addresses (LUCA) Program was completed and submitted. City Plan participated 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 West 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 as it is today



Route 34 West: One concept to reconnect the neighborhoods

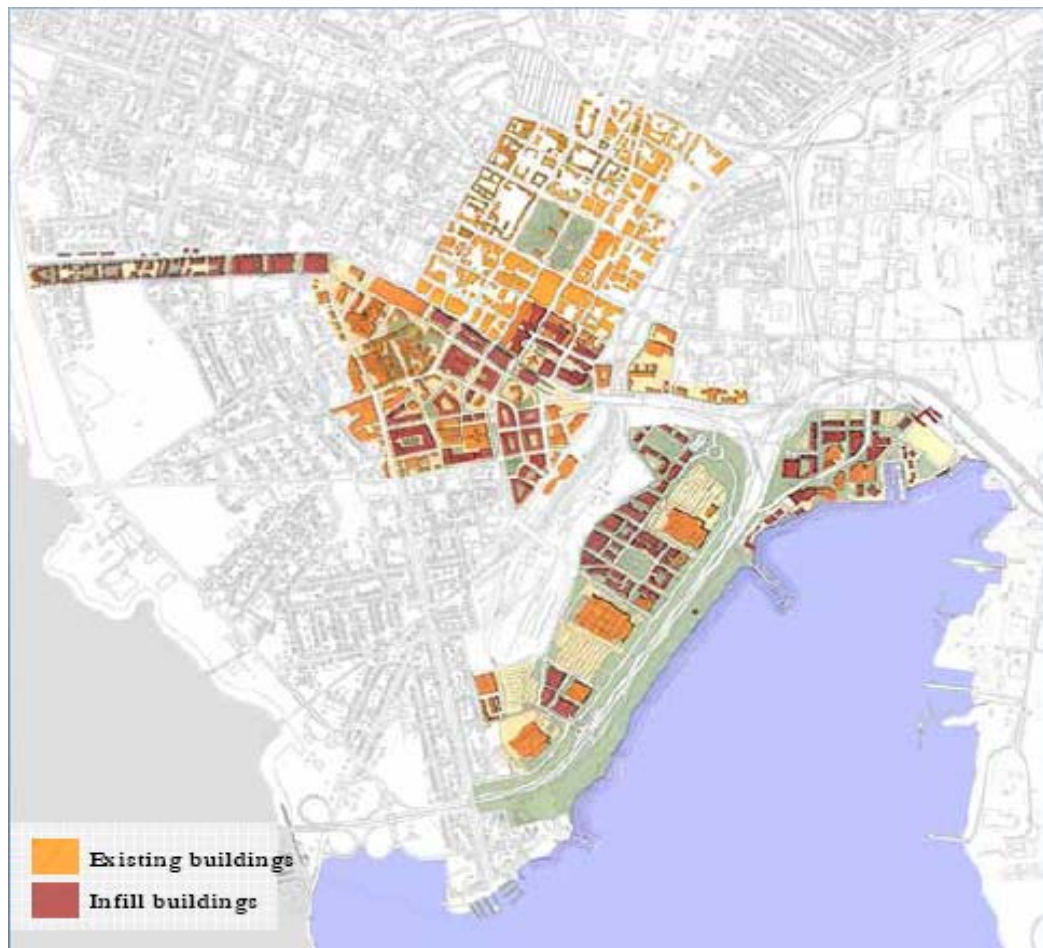
Route 34 East Development Concept. The Department will work with Economic Development and private stakeholders to develop a transportation and development plan for Route 34 from the Air Rights garage east to State Street/Union Station train station.



The below-grade section of Route 34 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.



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.

Farmington Canal Line

The design for Phase III of the Greenway, from Shelton Avenue to the New Haven/Hamden town line has been completed and has gone out to bid. Phase IV from Hillhouse Avenue to Long Wharf Pier will be in design through 2009.



Project planners walk the new section of the Greenway between Brewster Street and Bassett Street that will be under construction this year.

Coliseum Site. The City reviewed qualification statements from developers for the former coliseum site. The site will also accommodate a new home for Long Wharf Theater. Northland Development continues to develop multi-use plans for the site.

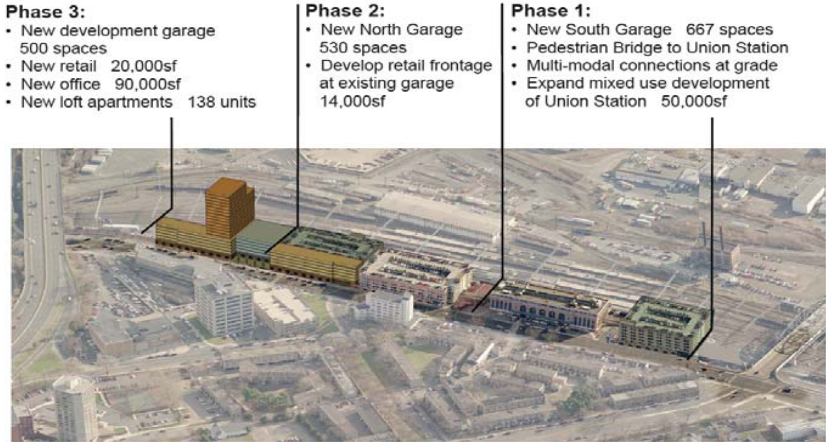


Former coliseum site to be developed into the “Tenth Square”.

Transportation Programs. As in recent years, City Plan will invest a significant amount of time on transportation planning programs. In 2009, the following issues will be addressed:

- Union Station Transit Oriented Development.
- Bike New Haven
- Union Station Interconnect
- Complete Streets
- Route 34 East
- Cross-town West and Downtown Circulator
- Comprehensive Signal Control Enhancements
- Tweed New Haven Airport
- Port of New Haven

Union Station Transit Oriented Development



Transit Oriented Development Concept for Union Station

In response to continuing demand for additional commuter parking at Union Station, the City, New Haven Parking Authority and CDOT initiated a study of transit-oriented development opportunities at Union Station. The study forms the basis of a revised site plan, which proposes two commuter garages, remerchandising of Union Station and long term development of new mixed use space at the northerly side of the site along Union Avenue.