

# CITY PLAN DEPARTMENT

NEW HAVEN, CONNECTICUT

## ANNUAL REPORT 2010

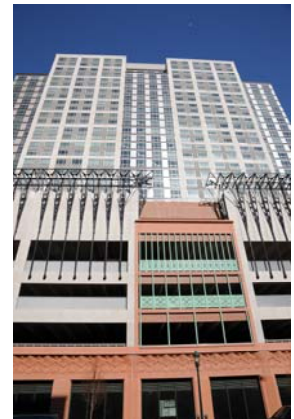


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## INTRODUCTION

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 2010, the department considered a total of 434 items which required written reports. 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 also works closely with the Economic Development Administrator and with the New Haven Economic Development Corporation 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, and the Citywide School Building 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 2010. In 2011, the department looks forward to new and exciting projects along Route 34, downtown, Science Park, the waterfront, and in New Haven's neighborhoods.

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## PRODUCTS, PUBLICATIONS AND SERVICES

The following are 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:

<b>Maps:</b>	<b>Publications:</b>
Aldermanic Ward Maps	Air Toxics Inventory 2004
Census Tract Map	Comprehensive Plan of Development 2003
Citywide Aldermanic and Legislative District Map	Annual Reports 2002 - 2010
Federal Empowerment Zone Map	Hazard Mitigation Plan 2005 & 2010
Inland Wetlands Map	New Haven Climate Change A P 2004
Neighborhood Maps	New Haven Zoning Ordinance as amended
New Haven Bike Map	Plan for Greenways and Trails April 2004
New Haven Green Map	River Street Municipal Development Plan 2002
New Haven Zoning, Coastal, and Historic District	
State Enterprise Zone Map	
Street Index Map	
Tax Assessor's Maps	

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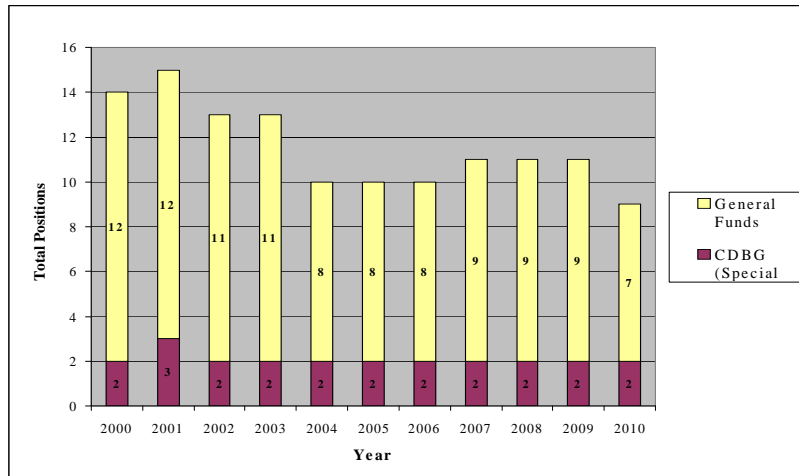
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Table 1. Department Staff Levels 2000-2010



**CITY PLAN COMMISSION**

***MEMBERSHIP***

Charter-Specified Members

The Honorable John DeStefano, Jr., Mayor \*  
Richard H. Miller, City Engineer \*  
Justin Elicker (10-D), Aldermanic Representative \*\*

*\* Non Voting Member*

*\*\* Elected by the Board of Aldermen annually*

Appointed Members

Four-Year Term, Expiration Date Shown

Edward Mattison, Chair	2/13
Roy Smith, Jr., Vice-Chair	2/11
Audrey Tyson	2/11
Maricel Ramos-Valcarcel	2/13

Appointed Alternates

Three-Year Term, Expiration Date Shown

Kevin Diadamo	1/12
Vacancy	1/13
Vacancy	1/14

***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 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. In addition it reviews special permit applications for particular uses within the City including telecommunications facilities, large parking facilities and waste facilities.

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.



*City Plan Commission members at work on an issue*

**CITY PLAN COMMISSION**

**2010 ACTIVITY SUMMARY**

<b>TOTAL MEETINGS</b>	<b>12</b>
 <b>TOTAL MATTERS CONSIDERED BY COMMISSION IN 2010</b>	 <b>283</b>
Authorization for CPC to Submit Zoning Ordinance Amendments	1
Site Plan Reviews	35
PDD or PDU Actions	
Detailed Plan Reviews	4
Minor Amendments/Modifications	3
Other PDD or PDU actions	5
Required Zoning Ordinance Referrals from Board of Zoning Appeals (excluding CSPRs)	35
Soil Erosion and Sediment Control Plan Reviews (SESC)	1
Administrative Site Plan Reviews	19
Coastal Site Plan Reviews (CSPR) (inc. Referrals from BZA)	25
Inland Wetland Reviews	4
Renewal of Approvals/ Time Extensions	2
Certificates of Approval of Location (CALs) for Automotive Uses	6
Special Permits (Waste, Auto Recycling, Scrap)	0
Special Permits (Telecommunications)	6
Special Permits (Other)	4
Livable City Initiative Acquisitions	8
Livable City Initiative Dispositions	37
Other LCI Actions	1
Municipal Development Plans/MDP Actions	0
 Aldermanic Referrals	
Zoning Ordinance Text & Map Amendments (excluding PDD/PDU)	5
Planned Developments (PDDs) Application & General Plans or Amendments	2
Board of Education Statutory Reviews/Acquisitions/Funding	0
Authorization to Apply for / Accept Grants	13
Consolidated Plan Review	1
Bond Resolutions / CTDA Designations	0
General Budget / Capital Project Redesignations/Amendments	4
Utility & Other Easements (Signage, Awnings, etc.)	10
Ordinance Amendments (Other than Zoning)	14
Lease/Development/Tax Agreements/Contracts/MOUs	8
Residential Parking Zones	3
Street Closures, Extensions, Realignment, Abandonment, New Streets	5
Naming of Street Corner/Walkway	1
Other Aldermanic Referrals	4
Minutes	14
Other Activities (Hazard Mitigation, Feasibility Study)	3

## CITY PLAN COMMISSION HIGHLIGHTS

### *360 STATE STREET (FORMER SHARTENBERG SITE)*



*Two views of 360 State. Elm City Market, a food co-op will occupy much of the ground floor.*

Becker & Becker Development Associates, LLC broke ground in December, 2008 for the 31-story mixed use tower at the corner of State, Chapel and Orange Streets. Construction has substantially finished, and over 200 units are leased. The Devil's Gear bike shop has opened on Pitkin Plaza and the new Elm City Grocery is scheduled to open in the Summer of 2011.

### *SCIENCE PARK PLANNED DEVELOPMENT DISTRICT # 49 AMENDMENT*

*Rendering of proposed redevelopment of Winchester factory.  
A mixed used office/lab/residential project.*



Preliminary and Detailed Plans were approved for a historic restoration of two factory buildings (29A and 30A), including the construction of a glass connection space between the two buildings to create a 134,000 square foot office building for Higher One, currently housed in 25 Science Park. A number of residential apartments are also included in this exciting project in future phases. This project will complement the recently

occupied renovated 25 Science Park and the 344 Winchester Avenue as well as the new parking garage and street level retail recently completed just across Winchester Avenue.



## ***YALE UNIVERSITY***



Yale University occupied its new *Health Center* designed by Scoggin Elam & Bray at Ashmun, Canal and Lock Streets. New below-grade utility installations, including a chilled water distribution loop from a plant in Science Park loop run under and adjacent to the Farmington Canal Greenway.

*Yale Health Center. Irregular angles are a feature of this modern building.*



Planned Development District # 121 at Sachem & Prospect Street: The University is preparing to construct two new residential colleges on Prospect Street between Canal and Sachem Streets. Robert A.M. Stern is the architect. This major expansion of the university will accommodate over 800 new undergraduate students. The location is served by the Farmington Canal Greenway that runs along its

*Rendering of the interior of one of two new residential colleges*

southwestern boundary. A public walkway will separate the two colleges; each built around court yards, and will connect to the Greenway. A small theater will occupy the site at the corner of Sachem and Prospect in a future phase. Zoning approval is complete, and utility relocations are underway.

The new Yale School of Management building PDD #120 at 155-181 Whitney Avenue is underway after gaining approval of the City Plan Commission and Board of Aldermen. The site has been cleared for construction to begin.

The University continues its renovation program with ongoing renovation of Morse and Stiles Colleges on Tower Parkway, Phase II renovation of the Art Gallery on York Street, and major improvements at its Sterling and Central Power Plants. The Yale Biology Building on Whitney Avenue adjacent to the Peabody Museum is still on hold.

The City and the University continue work on the street improvements funded as part of the 2006 Yale Development Agreement, including rebuilding streets and sidewalks, new pedestrian lighting and new street trees in the Prospect (Science) Hill area.

***WEST ROCK PLANNED DEVELOPMENT DISTRICT #119 (HOUSING AUTHORITY AND MICHAELS DEVELOPMENT)***



The comprehensive rebuilding of the West Rock area is well underway. The first of twenty homeownership units are under construction. The Housing Authority of New Haven with Michaels Development Inc. received approvals for the re-zoning of the area including construction of 433 new housing units. Demolition of the former buildings was completed in 2009 and Michaels is proceeding with Phase I of the project including infrastructure improvements – new roadways, new drainage and sanitary sewers and new lighting - as well as 121 new units on the

former Brookside site, including twenty homeownership units. A new elderly housing building with retail on the first floor has been approved at 122 Wilmot Road, south of the PDD.

*Homeownership at West Rock under construction along a new street. Below, 122 Wilmot Road rendering.*



### ***THE SCHOOL CONSTRUCTION PROGRAM***

In 2010 construction was commenced on the new Roberto Clemente School and Davis Street Schools. The new East Rock Magnet School is in design with construction to follow later in 2011. Strong School, on Grand Avenue in Fair Haven, is now surplus property and the Board of Education is seeking a buyer. The old Lovell school (formerly Wilbur Cross Annex) on Mechanic and Lawrence Streets has also been surplus for sale and reuse.



*New Roberto Clemente School. Side and front views*



*Ongoing construction of the Davis Street School.*

## BOARD OF ZONING APPEALS

### ***MEMBERSHIP***

#### Appointed Members

Five Year Term  
Term Expiration Date Shown

Cathy Weber, Chairman	2/14
Gaylord Bourne, Secretary	2/12
Regina Winters	2/11
Victor Fasano	2/14
Vacant:	2/10

#### Alternates

Five Year Term  
Term Expiration Date Shown

A. Walter Esdaile	2/14
David Streever	2/13
Patricia A. King	2/14

### ***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 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.

**BOARD OF ZONING APPEALS**

**2010 ACTIVITY SUMMARY**

**TOTAL NUMBER OF MATTERS CONSIDERED IN 2010: 142**

**VARIANCES:**  
     Lot Area, Yard, Bulk, etc. 58

**USE VARIANCES:**  
     Various 14

**SPECIAL EXCEPTIONS:** 57  
     Daycare 5  
     Restaurant Liquor Wine or Beer 16  
     Other 8

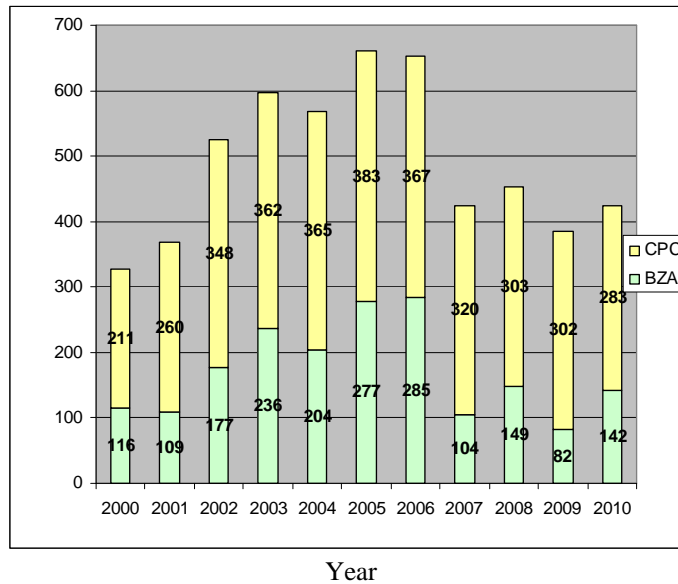
**SPECIAL EXCEPTION REQUIRING CITY PLAN COMMISSION REFERRAL:**  
     Parking 23  
     Neighborhood Convenience Store 5  
     Planned Development Unit 0

CERTIFICATES OF ZONING COMPLIANCE 231\*

REVIEWS OF ADMINISTRATIVE ORDER OR DECISION OF ZEO: 8

\*completed by staff.

**Total Number of Matters Considered by the CPC and BZA 2000-2010**

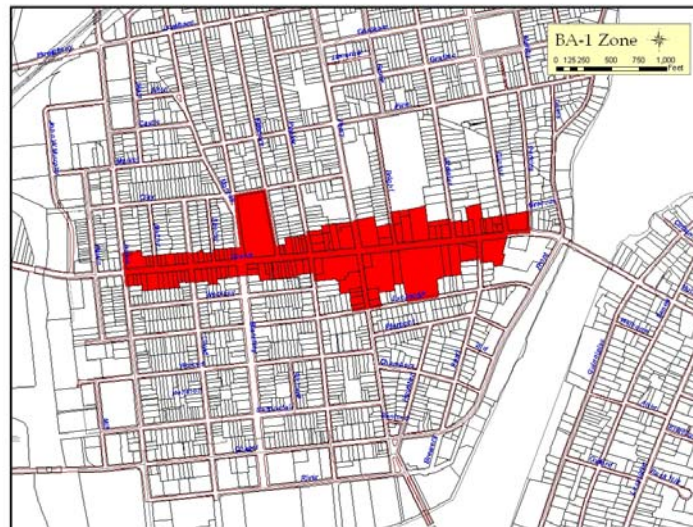


## ***ZONING ORDINANCE REVISION***

On March 1, 2010 the Board of Aldermen approved the new Neighborhood Center Mixed Use Zoning District (BA-1) amending the City of New Haven Zoning Ordinance and Zoning Map. The Grand Avenue Village Association and City staff worked to develop land use regulations intended to help revitalize the Grand Avenue commercial corridor while preserving its character. The new 31 acre district includes approximately 110 properties located along almost three-quarters of a mile of Grand Avenue from Perkins to James Street.

This effort was undertaken in recognition that the levels of density and the diversity of commercial and residential uses characteristic of the existing traditional (i.e., mixed use and pedestrian-based) land use arrangements are clearly the basis for what is working best in the Grand Avenue Corridor. The map and text amendments, represent the application of contemporary concepts such as facilitating reduction of on-site parking requirements, encouragement of mixed use development and the maintenance of a structural presence at the streetline, as a means to preserve and enhance the forms and patterns of land use that have been for so long a primary operational characteristic of this street and which have kept the area economically viable for well over a century.

The text and map amendments should contribute directly to meeting the needs of the Grand Avenue corridor as well as the greater Fair Haven area. In addition, it is envisioned that many of the design concepts and principles found in the Neighborhood Center Mixed Use zoning district can be extended to other neighborhood commercial areas of the city and used to improve their functional relationships with surrounding residential areas.



*The new BA-1 zone along Grand Avenue in Fair Haven*

The Department is also working on writing and implementing “Green Regulations” designed to reduce the amount of nonpoint surface pollution runoff by implementing controls on impervious surface coverage in certain residential zones, re-writing building conversion rules to protect against over-development, encouraging multi-modal travel and shared parking to reduce excess parking spaces, addressing light pollution and writing landscaping regulations. These amendments will affect Sections 29 and 45, and a new Section 64 will be added.

## HISTORIC DISTRICT COMMISSION

### Appointed Commissioners

### Expiration Date Shown

Katherine Mace Learned, Chairman	1/12
Thomas Kimberly, Clerk	1/14
George Knight	1/15
Vacant	
Mark Abraham	1/13

### Alternates

### Five Year Term Expiration Date Shown

Douglas Royalty	1/14
Allyx Schiavone	1/11

### ***OVERVIEW***

There are three local Historic Districts and nineteen National Register Historic Districts as well as 40 individual properties or sites on the National Register in New Haven.

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.

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. 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 a project.

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 five Regular Meetings and two Special Meetings at which nine discussion/agenda items were taken up involving specific properties and other Commission matters. The Commission conducted seven public hearings involving twelve properties and resulting in the issuance of one Certificate of Appropriateness.**

## ENVIRONMENTAL PLANNING:

### Environmental Reviews:

The City Plan Department maintains the mandated **Environmental Review Record** (ERR) which documents 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. The Department also reviews and provides advice on environmental clearances for certain Housing Authority of New Haven projects that are undertaken with HUD funding.

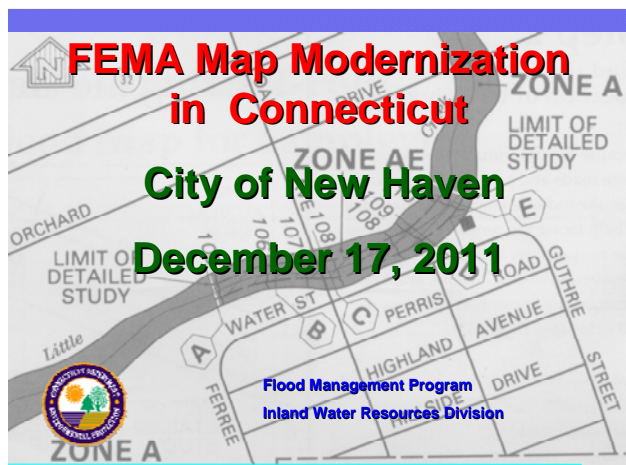
Preliminary findings regarding the impacts of planned activities are set forth in published notices. Subsequent determinations regarding specific projects are documented in the ERR as requests for environmental clearances are submitted by the implementing departments. **During 2010, the department received 95 such requests and initiated appropriate levels of environmental clearance and documentation.**

### *City of New Haven Natural Hazard Mitigation Plan (HMP) Update 2010:*

New Haven's first ever Hazard Mitigation Plan (HMP) was formally adopted by the City and approved by the Federal Emergency Management Agency on October 4, 2005. An update to this plan has been developed in 2010 based on the Disaster Mitigation Act (DMA) of 2000 to re-evaluate the mitigation goals and alternatives for the next five years, to assess the work accomplished since 2005 based on the strategy outlined in the previous plan, to frame the recommendations for the next five years, and to outline a strategy for implementation. This plan update is relevant not only in emergency management situations, but is also relevant to a community's land use, environmental, and capital improvement frameworks.

This HMP Update was adopted by the City Plan Commission in August 2010 and is currently being reviewed by Federal Emergency Management Agency (FEMA) and State Department of Environmental Protection (DEP) for adoption.

### *New FIRM Maps and revised Flood Damage Prevention Ordinance*



The City Plan Department worked with Connecticut Department of Environmental Protection and the Federal Emergency Management Agency to introduce the new digital Flood Zone maps FEMA has created. The City's Flood Damage Prevention Ordinance was revised.



## PLANNING PROJECTS:

*Downtown Crossing/Route 34 East:* A consultant team lead by Parson Brinkerhoff (PB Americas) and including NBBJ/Chan Krieger, Herbert S. Newman and Partners, Langan Engineering and Fitzgerald and Halliday began design work on the conversion of the limited access highway stub of Route 34 that ends at the Air Rights Garage. Using USDOT funding obtained by the City, the goal is to develop engineering design drawings to a 30% level that remove the highway between Union Avenue and College Street and replace it with regular City streets which meet new Complete Streets manual standards. This creates development parcels in the excess ROW no longer needed for transportation. Three public meetings were held in 2010, and a website and newsletter have been established. [www.downtowncrossingnewhaven.net](http://www.downtowncrossingnewhaven.net).



*Downtown Crossing 3-D Visualization of new roadway and development*

*Tiger II Grant:* As work on Downtown Crossing was commencing USDOT released a NOFA for an Infrastructure grant program called TIGER II. The City applied, and was awarded \$16 million in late October 2010. The grant will be matched by state and local funds and will construct the first Phase of Downtown Crossing. The same Downtown Crossing design team, led by PB will perform the design work.

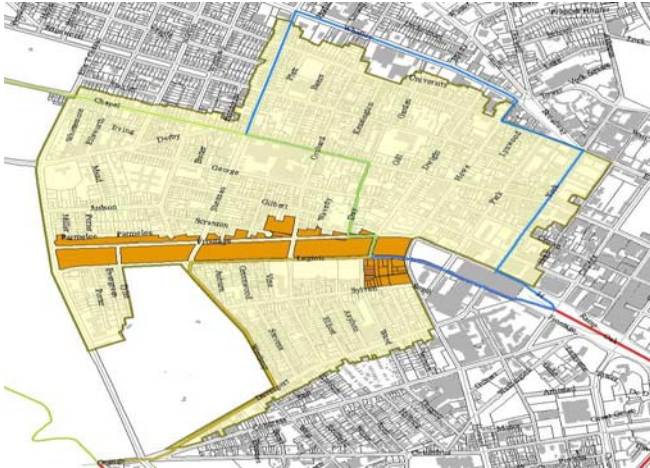
*100 College Street:* Developer Winstanley Enterprises, owners of 300 George Street, 25 Science Park and other office and R & D laboratory properties have come forward with a proposal to build the first building in Downtown Crossing at 100 College Street, just east of the Air Rights Garage. Submissions to the Board of Aldermen are expected in the first half of 2011.

*HUD Sustainable Communities Initiative:* USEPA, USDOT and USHUD announced an inter-agency partnership based on Six Sustainability Principles. The City joined a Connecticut –New York Consortium which applied for and was awarded a \$3.5 million

planning grant, which also includes funding for implementation projects. New Haven's project is Union Station Transit Oriented Development.

*Incentive Housing Zone:*

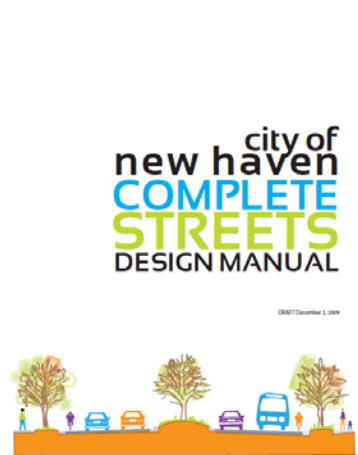
The City of New Haven received a grant from State Office of Policy and Management to perform an Incentive Housing Zone (IHZ) study for the Route 34 West corridor. The City contracted with



AKRF (a consulting firm) to perform this study in 2010. One of the primary goals of this study is to encourage transit-oriented and affordable housing development along the corridor by proposing policies for shared parking lots, driveways, etc., through zoning. Once adopted, this would be an overlay zone that could be applied in any part of the city, where transit-oriented development is encouraged.

*Route 34 West Incentive Housing Zone Study Area*

*Complete Streets Manual & Framework Strategy:*



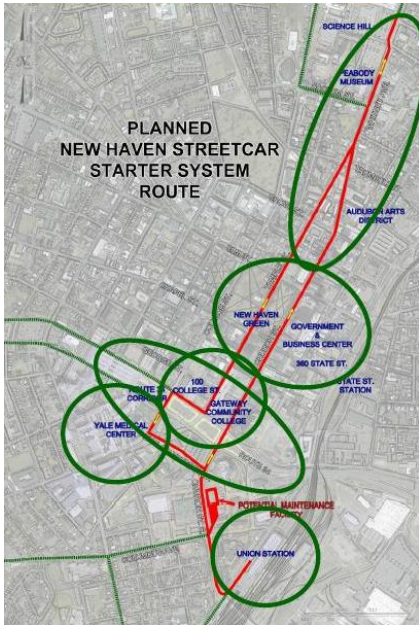
*Off-Site Streetscape and Traffic Calming Improvements for East Rock Magnet School*

City Plan participated with the City Engineer and the Transportation Department, Aldermen and citizens in the development of a Complete Streets Policy and Manual, approved by the Board of Alderman in December 2009. The Manual is now available on line. The City Plan Department contracted with Clough Harbour Associates, Inc. to propose conceptual streetscape improvements around East Rock School using urban design principles and 'Complete Streets' strategies. These schemes are intended to provide a framework for small transportation/planning projects within the city that could be included in the Regional Transportation Improvement Program (TIP) or the

city's capital improvement program or other opportunities that may present themselves for future funding.

## **STREET CAR: GATEWAY/DOWNTOWN/YALE NEW HAVEN HOSPITAL/INTEGRATED WITH ROUTE 34 E DTC:**

*New Haven Streetcar Preliminary Alignment and Implementation Plan*



The City of New Haven joined the nation-wide initiative to develop a new generation transportation system in the city by developing a “Preliminary Alignment and Implementation Plan for Downtown Streetcar” in 2010. Various studies conducted in the past for proposing a streetcar in the city (since 2008) have led to the development of this plan. The City contracted with URS Corporation to develop a plan that would complement the existing transportation network, improve intermodal connectivity and circulation, and enhance mobility and access to and within Downtown New Haven which includes the Medical District, Union Station and the central Campus of Yale University as well as soon to open Gateway Community College. Public outreach and education was a significant component of this plan, which involved conducting several stakeholder meetings; public meetings; and a meeting with the Federal Transit Authority (FTA). The next phase will be to conduct an Alternatives Analysis assessment in 2011 followed by environmental

documentation in order to seek Federal funding.

### *Canal Dock & Long Wharf - I-95 Mitigation*



The City of New Haven is developing a public waterfront recreation center on New Haven Harbor, located on Long Wharf Drive between Leon's Restaurant and Long Wharf Pier. This project will provide a venue for water-dependent recreation and education, public access to the water for boating and viewing, and indoor and outdoor spaces for community activities focused on the harbor. Central to the purpose of this project is saving architecturally significant elements of the historic Yale Boathouse (formerly located at 74 Forbes Avenue) which was demolished to make way for the new

Quinnipiac Bridge/I95 crossing. The DOT has provided state and federal funding for the construction of a replica Yale Boathouse incorporating historic architectural elements removed from the Yale Adee Boathouse prior to its demolition. The Canal Dock project will preserve these elements through reuse in a new boathouse and interpretive displays and exhibits.

The new community boathouse will anchor the Canal Dock project and will provide boat storage and boating support facilities, educational exhibits, classrooms, and program and event space. The boathouse will be located on a pile-supported deck that will also provide circulation and gathering space. A reconstructed Canal Dock, and boating ramps and docks that can accommodate a range of vessels for both recreational and competitive rowing and sailing, as well as canoes and kayaks, is also planned.

The location of the Boathouse at Canal Dock ties together a number of other recreational facilities and opportunities. Adjacent Long Wharf Pier can accommodate larger boats and ships, such as the educational schooners Amistad and Quinnipiack. In addition, the Farmington Canal Greenway will begin at Canal Dock and link the waterfront to central New Haven and the towns

to the north. Directly south of Canal Dock and Long Wharf lies Long Wharf Veterans Memorial Park, a half mile of public park, joined at its southern end to the New Haven Land Trust preserve.

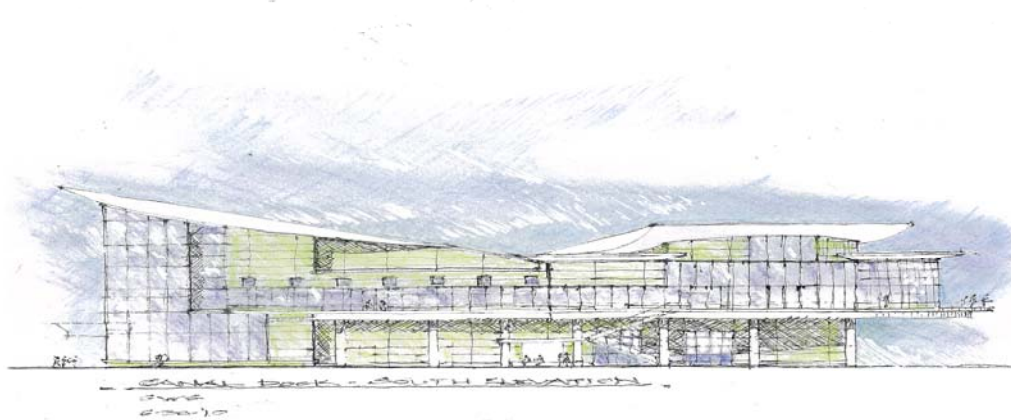


Design Overview: Platform Site Components

The Connecticut Freedom Trail recently gave the City a marker to be placed at Long Wharf marking the location as a stop on the trail. The Trail was created by the General Assembly in 1995 to recognize the importance of numerous sites in the state that are associated with the heritage and movement towards freedom of its African American citizens. Interpreting the

natural and cultural history of the harbor will be an important component in the realization of the Boathouse at Canal Dock.

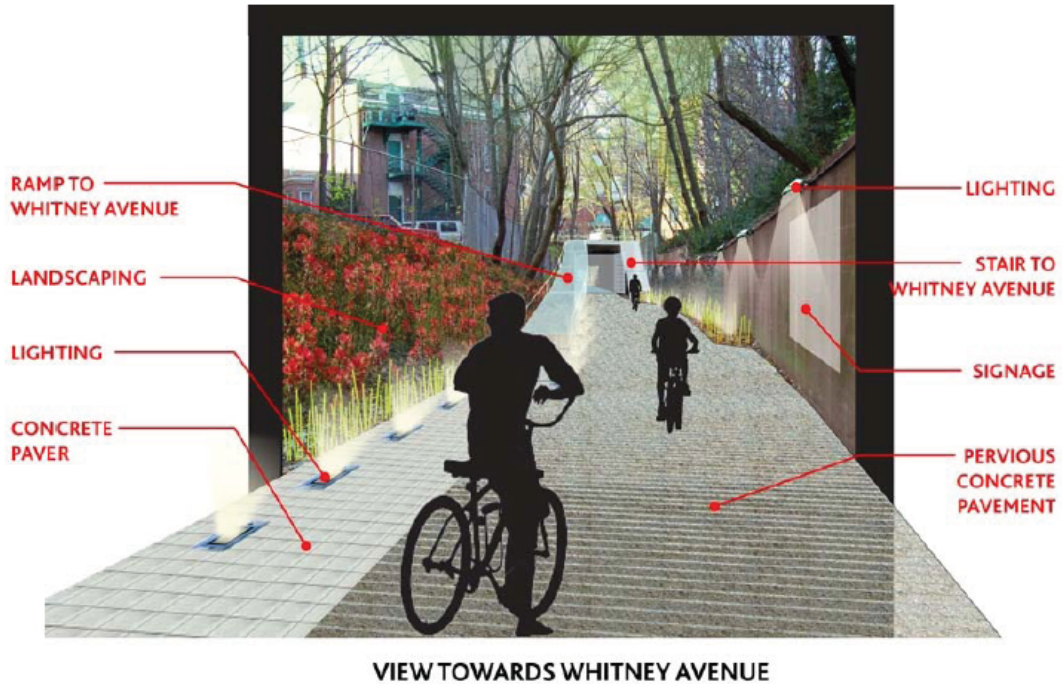
The City formally began the planning and design of the project in October 2009, and has now completed the conceptual and preliminary design for the project. The size and layout of the platform, the configuration of the floating docks, and the building footprint and program are now largely fixed and the project is ready to proceed to final design.



Rendering of the new boathouse

### ***Farmington Canal Line Phase IV***

The Fourth and final phase of the Farmington Canal greenway in New Haven's underway. Phase IV will link the completed sections from Prospect Street north to the Hamden line with the several below grade blocks that pass through Yale University's Campus and the Arts Center. From Orange and Grove Streets the trail will be on-street to Long Wharf Pier and Canal Dock. Several stakeholder meetings were conducted as well as public meetings. Overall schemes for historic and cultural interpretation were developed with additional grants from the State DEP.



**VIEW TOWARDS WHITNEY AVENUE**



## **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 2010*

- Dover Beach Park Site Improvements
- Rehabilitation of Dover Beach Park Seawall
- East Shore Park Shoreline Improvements
- Soldier's and Sailor's Monument Renovation
- Fort Hale Park Dog Park
- View Street Park Lighting
- Blake Field Batting Cage
- Playground Safety Surface Repairs
- Guide Rail Repairs Phase One

### *Under Construction*

- East Shore Park Baseball Fields Sports Lighting Phase One
- Parks Administration Building Renovations
- Guide Rail Repairs Phase Two
- Ailing Memorial Golf Course Turf Maintenance Building



*Park improvements at Dover Beach*

## **MEETINGS & ASSIGNMENTS**

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

Canal Dock Corporation, Board  
Capital Projects Committee  
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 Corporation of New Haven, Board  
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 2011

### *Downtown Crossing: Route 34 East Development*

The City Economic Development group, including City Plan continued work on the Downtown Crossing Plan. The first project along this corridor proposed for 100 College Street will be a mixed use building of approximately 400,000 square feet of office and research space. This proposed development will be ready for a planning and public outreach phase in spring 2011. Significant progress is expected by year's end.



*Concept of 100 College Street Proposal Bridging the Rt. 34 Connector.*

In conjunction with this project the City is engaged in developing a new BD-3 zone (Central Business/Mixed Use). This zone is for intensive development, including multi-story, mid-rise and high-rise buildings providing for mixed uses, including hospital outpatient clinics, other medical clinics, biotechnology research centers, high and medium density residences, offices and commercial uses, including retail shops and restaurants. This district is planned to connect the central business and medical districts with each other and to Union Station. The new zone will be pedestrian, bicycle and transit friendly.

The Farmington Canal Greenway, The Boathouse at Canal Dock and the rehabilitation of Long Wharf Park will continue to construction in 2011.

The Department will plan for the next revision of the City's Plan of Conservation and Development, and work with the Economic Development Corporation on the Mill River Municipal Development Plan.