

Annual Report of the City Plan Department 2003



Conceptual rendering of the Westville neighborhood commercial district and comprehensive plan recommendation.

Respectfully submitted
January 15, 2004

City Plan Department
165 Church Street, 5th Floor
New Haven, CT 06510



City of New Haven
John DeStefano, Jr., Mayor

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INTRODUCTION

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

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

For 2003, the Department is pleased to report completion / adoption of the New Comprehensive Plan of Development, substantial progress on the Canal Dock program and completion of the first segment of the Farmington Canal Greenway. In addition, City Plan contributed to a number of city initiatives, including designs for the façade improvement program, completion of the Edgewood Pond dredging project, various technical improvements to the GIS system and the exciting concepts for Harbor Access.

City Plan also contributed staff support to the City Plan Commission, the Board of Zoning Appeals, and the Historic District Commission. In these roles, City Plan provided technical assistance, analysis and mapping of land use applications, including the review / enactment of Planned Development Unit and District applications. City Plan advises the Board of Zoning Appeals on variances, special exceptions and other applications. 2003 was a busy year for all three commissions, particularly for the Board of Zoning Appeals. Total matters considered by the BZA rose 25% from 2002 to 2003.

In addition, Department staff participated in the Long Island Sound Assembly, the Regional Data Cooperative, the South Central Council of Governments, the School Buildings Advisory Committee, the Environmental Advisory Committee and the Regional Growth Partnership. More short-term assignments include staff participation on the West Rock Advisory Committee, the Quinnipiac Terrace Advisory Committee, the Traffic Calming task force and the Medical Center Parking Task Force.

In 2004, City Plan looks forward to construction of the second Farmington Canal Line segment, adoption of the Newhallville Redevelopment Plan amendments and design development at Canal Dock. In addition, the Department anticipates a busy year for broader initiatives, such as the statewide smart growth movement and regional housing and transportation planning.

Karyn Gilvarg, A.I.A.
Executive Director
(203) 946-6378

Staff

Dave Barone	Historic District Commission	946-7061
Joy Ford	City Plan Commission	946-6353
Gil Hawkins	Board of Zoning Appeals	946-6375
Mike Piscitelli, AICP	Comprehensive Planning	946-7814
Carol Casanova	Executive Administrative Assistant	946-6379
Donna Hall	Senior Project Planner	946-7842
John Hangen	GIS Analyst	946-6108
Steve Harris	Planner	946-6752
David Moser, ASLA	Landscape Architect	946-6920
Frank Pannenberg, AIA	Urban Design Coordinator	946-6383
Willie Mae Walker	Administrative Assistant	946-8041

Products, Publications and Services

Zoning Map Set	\$20.00
Zoning Section Sheet	\$2.00 / sheet
Zoning Regulations	\$25.00
Certificate of Zoning Compliance	\$25.00 / address
Inland Wetland Regulations	\$5.00
Soil Erosion & Sediment Control Regulations	\$5.00
Aldermanic Ward Map	\$10.00
Aldermanic Ward Section Maps	\$25.00
Other Large Maps, each print	\$10.00
New Have Green Map	\$25.00
New Haven Data Book	\$40.00
River Street Municipal Development Plan	\$40.00
GIS Products	Priced accordingly

Applications and Filing Fees

A complete schedule of application and filing fees can be found in Section 17-22 of the Code of the City of New Haven. The following are the basic fees: Site Plan Review (SPR) Coastal Site Plan Review (CSPR) Inland Wetland & Watercourses Review (IW) Soil Erosion & Sediment Control Review (SESC) Class A (Administrative Review) \$60.00. Class B (Minor Review) \$60.00. Class C (Standard Review) \$110.00. Class D (Major Project and Public Hearing) \$100.00 + Class C fee and Notice fee Revision of a Class C or Class D Site Plan \$60.00. Special Exception \$60.00. Special Permit \$60.00. Variance (Site / Building Dimensions) \$60.00. Variance (Use) \$510.00. Historic District Commission Review \$60.00

CITY PLAN COMMISSION

Membership

Charter-Specified Members

The Honorable John DeStefano, Jr., Mayor *

Richard H. Miller, City Engineer *

Benjamin Healey (D-1), Vice Chairman, Aldermanic Representative 1/04

Appointed Members

Four-Year Term, Expiration Date Shown

Patricia A. King, Chair	2/05
Michael E. Bailey	2/07
Gregory S. Cassells	2/05, resigned 7/03
Marlene Tureck	2/07
vacancy	2/05

Alternates

Three-Year Term, Expiration Date Shown

Donna M. Harris	1/05
Rosalind Berman	1/06
Richard Epstein	1/06

* Non Voting Member

Overview

The City Plan Commission was established by Special Act 243 of the Connecticut State Legislature 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.

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

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.

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

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

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

*2003 City Plan Commission
Activity Summary*

TOTAL MEETINGS	15
TOTAL MATTERS CONSIDERED BY COMMISSION IN 2003	362
Zoning Ordinance Text & Map Amendments (excluding PDD/PDU)	04
Authorization for CPC to Submit Ordinance Amendments	02
Planned Developments (PDD/PDU)	
Application & General Plans or Amendments	05
Detailed Plan Reviews	14
Minor Amendments/Modifications	05
Other PDD or PDU actions	04
Required Zoning Ordinance Referrals from Board of Zoning Appeals (excluding CSRs)	47
Coastal Site Plan Reviews (CSR) (inc. Referrals from BZA)	35
Inland Wetland Reviews	05
Soil Erosion and Sediment Control Plan Reviews (SESC)	03
Site Plan Reviews	56
Special Permits	00
Land Dispositions and Acquisitions (excluding LCI)	04
Livable City Initiative Acquisitions	01
Livable City Initiative Dispositions	88
Municipal Development Plans/MDP Actions	00
Redevelopment Agency Advisories	01
Renewal Plan Amendments	01
Board of Education Statutory Reviews/Acquisitions/Funding	06
Authorization to Apply for/Accept Grants	04
Consolidated Plan Review	01
Bond Resolutions/ CTDA Designations	00
General Budget/Capital Project Redesignations/Amendments	01
Utility & Other Easements (Signage, Awnings, etc.)	07
Requests for Outdoor Seating	09
Ordinance Amendments (Other than Zoning)	03
Lease/Development/Tax Agreements/Contracts/MOUs	13
Residential Parking Zones	04
Street Closures, Extensions, Realignment, Abandonments, New Streets	05
Naming of Street Corner/Walkway	05
Other Aldermanic Referrals	06
Comprehensive Plan Component Reviews	08
Minutes	15

2003 City Plan Commission Highlights

Comprehensive Plan. As stated in Special Act Section 296, it is the duty of the City Plan Commission to “prepare a comprehensive plan for the systematic and harmonious development of the city”. This duty is codified in the Charter of the City of New Haven, Section 179 (c). As part of this process, the City Plan Commission held a workshop in April 2003 to gather final input from the general public, prior to issuance of a draft plan dated June 27, 2003. On October 1, 2003 the Commission held its formal public hearing on the draft Plan and following incorporation of comments, adopted the final plan on October 15, 2003. The Board of Aldermen endorsed the plan on November 19, 2003. This is the first new Comprehensive Plan of Development since the Commission adopted *A Workable Program* in 1957.

Moratorium on Waste Processing Facilities and Junkyards. In 2003, the Board of Aldermen approved a one-year moratorium on certain uses found in Section 46 of the New Haven Zoning Ordinance generally associated with waste processing and junk yard activity. The moratorium provides the city time to propose and adopt contemporary regulations as demand increases for new and often larger facilities.

New Large Retail. The Commission approved Detailed Plans for a new 304,600 square foot IKEA retail facility at 500 Sargent Drive at Long Wharf. The project also includes adaptive reuse of a 108,000 gross square foot portion of the former Pirelli building. Additionally a vacant K-Mart at 315 Foxon Boulevard is being converted to a Wal-Mart of 172,700 square feet.

Pfizer. The Commission approved a Planned Development District in March and Detailed Plans in August 2003 for a 70,000 gross square foot clinical research facility on the Route 34 right-of-way. Site work has been initiated with occupancy expected in 2005.

Residential Projects. Through the site plan review process, the Commission approved a total of 743 new dwelling units in 2003 in new and converted spaces, ranging from single family homes to 293 market rate rental units at 440 Blake Street in Westville. Also included in this total were units in the first phase of the Quinnipiac Terrace HOPE VI project in Fair Haven, several parts of the LCI Homeownership Program and the final phases of the Monterey Homes HOPE VI project in the Dixwell and Newhallville neighborhoods.

School Construction Program. The Commission approved site plans for three new and/or renovated-as-new schools, including Truman K-8 at 114 Truman Street, Celentano at 370 Canner Street and Betsy Ross at 125 Barnes Avenue. The Truman School Site Plan incorporated a 6 million-gallon underground stormwater overflow storage tank on site, a cooperative public improvement project.

Other Educational Facilities. Site plans for Yale University's new Chemistry Research Building, Pierson-Sage Garage renovation and Engineering Building were approved by the Commission in 2003. In addition a new classroom building at Albertus Magnus College was approved.

Zone Map Amendments. Zone changes and Planned Developments adopted by the Commission enabled the Wintergreen at Westville mixed office and residential project, the Pfizer project, and the Truman School project in 2003.

Zoning Text Changes. The Commission proposed and approved technical text amendments pertaining to historic districts and marina parking and loading. Additionally the Commission recommended text amendments regarding convenience goods and services, uses operating in early morning hours, and custodial care, still under consideration by the Board of Aldermen.



The City Plan Commission was instrumental in saving this historic residential structure, which was moved as part of the Wintergreen at Westville project.

HISTORIC DISTRICT COMMISSION

Membership

<u>Appointed Commissioners</u>	<u>Expiration Date Shown</u>
Robert Grzywacz, Chairman	1/08
Penn Bailey	1/06
Ruth Swanton	1/07

<u>Alternates</u>	<u>Expiration Date Shown</u>
Marianne Mazan	1/04
Francis J. Albis	1/05
Martina Y.C. Lind	1/06

Overview

The City of New Haven has 18 National Register Historic Districts and 3 local historic districts. There are also 35 individual properties or sites on the National Register, three of which were added during 2003. Approximately 4,000 properties have been identified in surveys conducted by the Connecticut Historical Commission as possibly being eligible for listing on the National Register.

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

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

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

The City Plan Department provides administrative support to the Historic District Commission. This year the Commission held twelve monthly public meetings at which 50 discussions involving 30 properties were conducted and 8 Certificates of Appropriateness were issued.

This year the Commission continued its discussions with staff of the School Construction Program regarding the design and status of their various projects. The Commission participated in review and comment procedures for proposed Quinnipiac Avenue improvements and for City Point traffic improvements associated with I-95 widening and ramp changes.

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



The Historic District Commission is working with the Parks Commission and a private consultant on the renovation feasibility of 324 Townsend Avenue, one of the city's oldest homes.

*2003 Historic District Commission
Activity Summary*

Meeting Date	C of A Application	Status	Discussion Items
1/8/2003	81 So. Water Street	approved	New Haven Lawn Club National Register nomination public meeting New Haven County Courthouse National Register nomination (public meeting) 55 East Pearl St enforcement 548 Chapel St enforcement
2/12/2003	113 E Pearl Street	tabled	River St MDP presentation/discussion Commercial Corridor Façade Improvement Program St Casimer's Church proposed residential 55 E Pearl St enforcement 196 Chapel St 881 Whalley Ave demolition 600 Chapel St School Building Program status
3/12/2003	95 Howard Avenue	tabled denied 4/9/03	113 E Pearl St (rear demo) Quinnipiac Ave improvements Celantano School
4/9/2003	323 Greene Street	approved	Quinnipiac Avenue Improvements presentation (City Engineer) 323 Greene St skylight installation 113 E Pearl St (rear demo) 548 Chapel St enforcement
5/14/2003	8-10 Hughes Place	approved	323 Greene St 600 Chapel St prospective buyer St Luke's Church National Register nomination (public meeting) Prince Welch School presentation 548 Chapel St enforcement 95 Howard Ave enforcement
6/11/2003	533 Quinnipiac Avenue	denied	251 Greene St replacement gutters 600 Chapel St review draft support letter Conte School fence St Paul / St James Church steeple
7/13/2003	251 Greene Street 8-10 Hughes Place	approved tabled	38 Academy St garage roof fence/railing HDC Ordinance revisions 11 Orange St proposed demo Sea St / Howard Ave proposed rotary and related improvements
8/13/2003			Sea St / Howard Ave proposed rotary and related improvements 600 Chapel St West Rock Nature Center State Register listing St Luke's Episcopal Church National Register nomination (public meeting)
9/10/2003			324 Townsend Ave 8-10 Hughes Place
10/8/2003	8-10 Hughes Place	approved	324 Townsend Ave (consultant report and presentation) 490 Quinnipiac Ave 43 E Pearl St vinyl windows 30 Court St vinyl windows Ferry St Bridge repairs
11/12/2003	Russo Park	approved	School Construction general status Clinton Ave School presentation Prince welch School presentation 627 Chapel Street
12/10/2003	329-339 Greene Street	approved	

BOARD OF ZONING APPEALS

Overview

The Board of Zoning Appeals (BZA), created by Special Act in 1928, hears applications for, and may grant relief from, requirements of the New Haven Zoning Ordinance. The City Charter specifies the rules and requirements for granting of relief. The Board of Zoning Appeals (BZA) is composed of five (5) members for staggered five-year terms and three alternates for concurrent three-year terms. All are appointed by the Mayor.

The City Plan Department provides full support to the BZA, including administrative functions (application processing, notices, etc.) as well as advisory reports for the Board's consideration. The advisory reports includes a full historical review of the site, site visit, verification of the applicant's assertions, preparation of location maps, listing of applicable zoning regulations, a short background text summarizing property history and neighboring uses, planning considerations and advice to the Board. Staff also prepares certificates of zoning compliance upon application.

Membership

Appointed Members

Murray Trachten, Chairman	2/04
Eduardo E. Perez	2/07
David Wright-Biller	2/05
Alphone Paolillo	2/06
Maritza Padilla-Grant	2/03

Term Expiration Date Shown

Alternates

Roxanne Bailey	2/03
H. Richter Elser	2/04
Cathy Weber	2/04

Term Expiration Date Shown

*2003 Board of Zoning Appeals
Activity Summary*

TOTAL NUMBER OF MATTERS CONSIDERED IN 2003: 236

CERTIFICATE OF APPROVAL OF LOCATION (CAL):

Gas Station	1
Repairer (with or without) Limited Vehicle Sales	1
New or Used Car Sales	16

VARIANCES:

Lot Area, Yard, Bulk, etc.	121
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USE VARIANCES:

1500 Foot Liquor Rule	0
Other	22

SPECIAL EXCEPTIONS:

Daycare	5
Restaurant Liquor Wine or Beer	7
Other	20

SPECIAL EXCEPTION REQUIRING CITY PLAN COMMISSION REFERRAL:

Parking	26
Neighborhood Convenience Store	9
Planned Development Unit	4
Other	2

REVIEW OF ADMINISTRATIVE ORDER OR DECISION OF ZEO:

1. Appeal of administrative order of Zoning Enforcement Officer 9/27/02 to Cease and Desist by removing rights-of-way established without a required special exception in an RS-2 zone.
2. Appeal of administrative order of Zoning Enforcement Officer (1/9/03) to Cease and Desist operating in Violation of Conditions of zoning relief (provision of lease for 25 parking spaces) and off street loading for existing 70-seat restaurant with liquor (Tre Scalini) in a RM-2 zone.

3. Appeal of administrative order of Zoning Enforcement Officer and City Planner's Certificate of Zoning compliance, dated February 8, 2003 and sign-off of building Permit #BP-2003-0154, dated February 20, 2003, regarding conversion of the subject structure into 34 dwelling units per Board of Zoning Appeals approval of May 28, 2002 in RM-2 zone.
4. Appeal of administrative order of Zoning Enforcement Officer's Compliance letter dated June 10, 2003, interpretation of Section 42.K. of the New Haven Zoning Ordinance as related to the use (credit Union) at this site in a Residential-Office (RO) zone.



The Board of Zoning Appeals recently reviewed and approved conversion of this vacant Townsend Avenue storefront to a picture frame shop. Finding a suitable, neighborhood-compatible use for this site had been a concern for several years.

COMPREHENSIVE PLANNING

Overview

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

Plan Summary

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

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

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



Implementation Efforts

Green Map. The new "Green Map" illustrates New Haven's environmental and ecological assets. The map 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.

Harbor Management Plan. In 2003, City Plan was awarded a DEP/ NOAA coastal planning grant for the purposes of preparing a harbor management program. In recent

years, the absence of a comprehensive policy regarding “in water” activities has compromised the city’s response to sensitive issues (eg. Cross Sound Cable). The Harbor Management program includes development of an issues and policies plan (with consultant assistance) as well as an implementation program. In December 2003, approximately 20 residents and/or people with harbor interests attended a community meeting on the project. In addition, the consultant team has met with a number of private and/or public interests.

Newhallville Redevelopment Plan, Amendment #7. City Plan is assisting LCI and the New Haven Redevelopment Agency on the amendments to the Newhallville Redevelopment Plan. City Plan provided recommendations on sites (see page 18), build-out, design, energy efficiency and also contributed mapping services to the project.

Zoning Amendments. A key aspect of the comprehensive plan is the alignment of plan recommendations with the New Haven Zoning Ordinance. With that in mind, City Plan drafted amendments to the marina parking, Historic District Commission and 24 hour uses in 2003 and intends to draft various zoning petitions in the coming year.

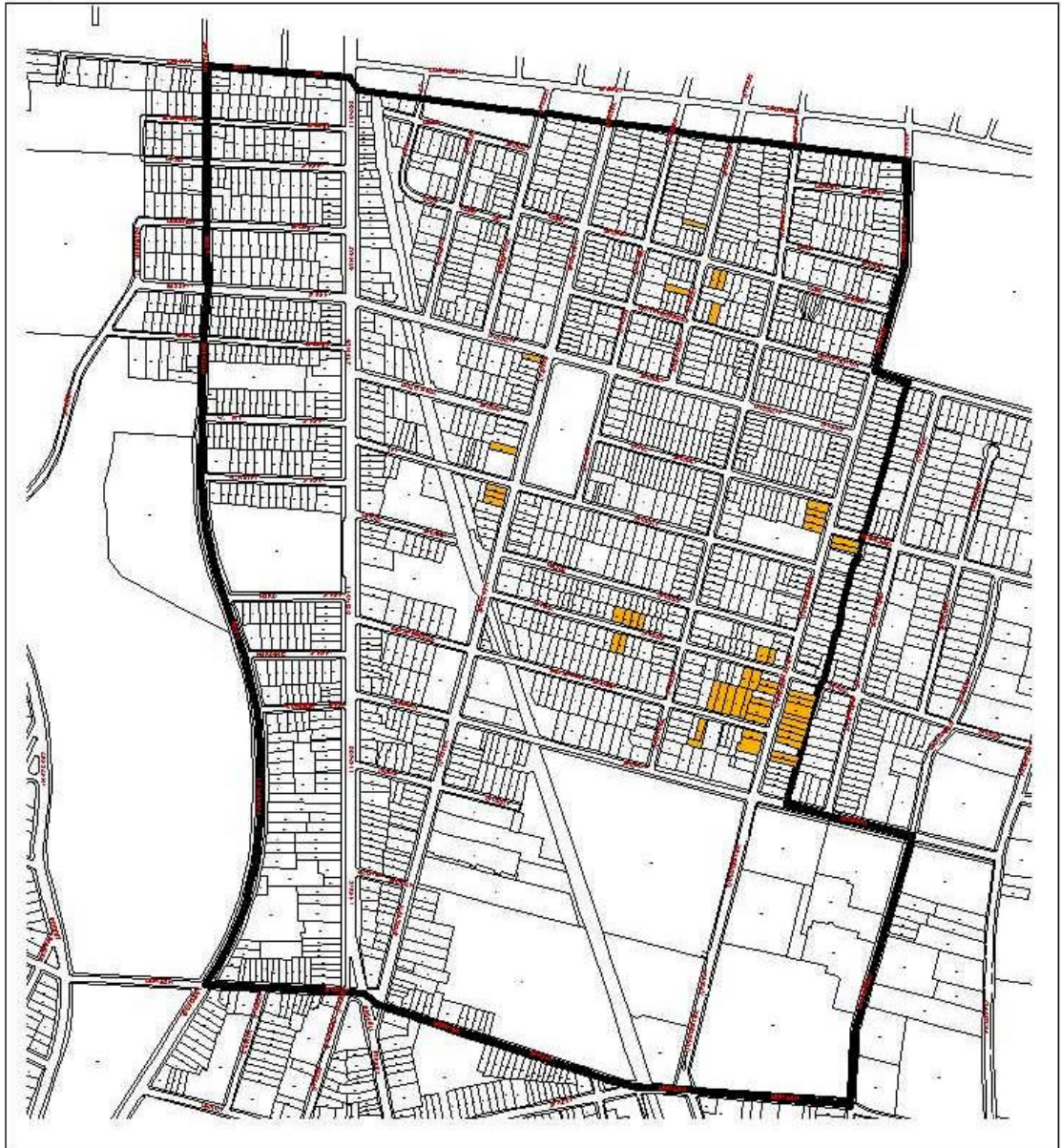
Regional and Statewide Planning. The comprehensive plan calls attention to the need for reform of various regional and statewide policies which adversely affect the health and well-being of central cities. With that in mind, City Plan is actively engaged in the emerging smart growth movement and on regional task forces regarding affordable housing and transportation. In 2003, City Plan presented and/or prepared testimony regarding the following matters:

<i>Transportation Strategy Board</i>	Maritime Policy Feeder Barge Service
<i>Connecticut State Legislature</i>	Environment and Air Quality Smart Growth Transportation Strategy Board Program Affordable Housing
<i>CT Conference of Municipalities</i>	Open Space Programs Transportation Policy
<i>CT Department of Transportation</i>	CT Transit Budget Cuts / Fare Increase Master Transportation Plan, Listening Session

PROPERTY MAP, AMENDMENT #7

Land to be Acquired

Plan Boundary



**NEWHALLVILLE RENEWAL AND REDEVELOPMENT PLAN
CITY OF NEW HAVEN REDEVELOPMENT AGENCY**



ENVIRONMENTAL PLANNING

Overview

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

Greenways and Cycling Systems. In 2003, a City Plan intern, Alex Karman, prepared a draft update of a greenways routing document. This work, combined with the Share the Streets program (below), is the foundation for a new City Plan initiative – the Go-alition.

Go-alition is a new community focus group advocating for enhancements to the city's greenways and biking routes. City Plan is providing staff support and coordinating a more systematic approach to program development. With that in mind, the greenways report is being re-fashioned with more specific implementation programs.

Farmington Canal Greenway. Phase I of the Farmington Canal Greenway was completed in 2003 and opened to the public. Phase I extends from Locke Street to Munson Street. The base trail consists of a 12-foot bituminous surface with an adjoining 3-foot stone dust strip. Brownstone pillars flank the trail entrances at cross streets providing a recognizable design element for the New Haven portion of the greenway that will be carried through as the subsequent sections are built.

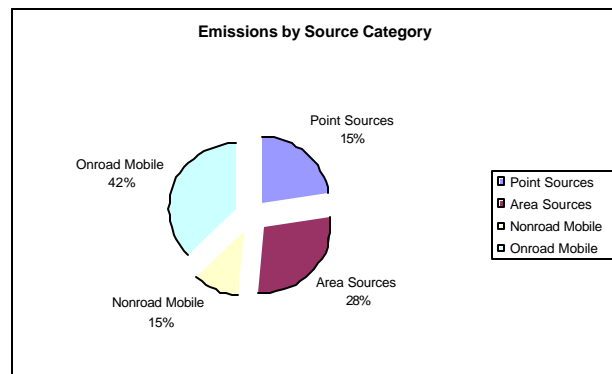
Also in 2003, the city initiated design of Phase II, which will extend the greenway from the end of Phase I, at Munson Street, north to a point near the intersection of the Canal Line right-of-way with Starr Street. Construction is anticipated in 2004. The final northerly segment (from Starr to the Hamden border) is the South Central Regional Council of Government's top enhancement priority for funding in 2004.

Share the Streets. The Share the Streets Program was created in late Fall, 2002, by Mayor John DeStefano, Jr. In 2003, the city's first designated on-street bike route was constructed in the East Rock / Downtown area. Although substantially complete, minor striping and pavement markings will be completed in 2004.

Connecticut Stakeholder Dialogue / Cities for Climate Protection. City Plan has been engaged in several local and statewide discussions on climate protection. The effects of global warming, which include rising sea levels, will impact New Haven and other communities. Although local actions are limited relative to the overall scope of the

issues, City Plan's efforts are intended to both (a) lead by example; and (b) raise statewide awareness. With that in mind, the City is a member of the International Council of Local Environmental Initiatives / Cities for Climate Protection and participated in the Connecticut Climate Change Stakeholder Dialogue. With regard to the latter effort, City Plan worked with the Connecticut DOT, Environment Northeast and the Connecticut Fund for the Environment to make climate change recommendations consistent with smart growth and transportation program investment.

Air Toxics Program. With assistance from EPA, City Plan completed an inventory of local air toxic emissions. This is one of the nation's first local inventories and has helped the city to focus attention on diesel emissions, indoor air quality and certain high emission businesses, such as surface coating operations. EPA granted the city additional funding to initiate reduction measures in these areas.



Air toxic emission sources (draft) in New Haven, as compiled by the City Plan Department.

Clean Diesel Task Force. Madeleine Weil, a consultant working with City Plan on environmental and air quality matters, attends meetings of the Clean Diesel Task Force, a statewide working group organized by Environment Northeast. The task force is a working group dedicated to reductions in diesel emissions and promotes retrofit projects, alternative fuels, demand side management and other best management practices. CT DOT, CT DEP, CT Environmental Justice, Connecticut Fund for the Environment and others all participate. Locally, the task force is engaged in emissions reduction efforts at I-95 construction sites.

School Bus Emissions. City Plan secured \$450,000 in DEP funds and a \$100,000 CMAQ grant (pending) to reduce diesel emissions from school buses. As part of a statewide DEP effort, the grant funds will be administered by DEP to retrofit all or a portion of the city's fleet and to offset the cost of ultra low sulfur diesel, a cleaner product than traditional diesel. The Board of Education is now the local contact on this project.

NEIGHBORHOOD PLANNING

Overview

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

2003 program highlights are as follows:

Commercial Façade Program. City Plan staff is appointed to the Design Review Committee of the Commercial Façade Program. City Plan design expertise (including an in-house architect) ensure quality, lasting designs that complement the building(s) and contribute to the overall fabric of the commercial area. Staff often provide both comment and on-paper design for use by the grantee. Approximately 60 designs have been reviewed to date, including approximately 20 in 2003.

River Street Municipal Development Plan. In 2002, the Board of Aldermen and the Department of Economic and Community Development approved the River Street Municipal Development Plan. In 2003, City Plan staff provided technical assistance regarding reuse planning for the Hess site and for the 112 Chapel Street site. In addition, City Plan provided technical assistance to the legal team defending the city's position regarding 34 Lloyd Street and 142 River Street. Acquisition of these properties is now being litigated.

Whalley Avenue. The Whalley Avenue renaissance effort began mid-summer, 2002 with the release of a conceptual plan for a "town center" within the Whalley Avenue Special Services District. In 2003, City Plan staff prepared schematic proposal for the Minore's site and for the Mast Equities building (corner of Whalley and Norton Streets).

Quinnipiac River Community. The closing of the Ferry Street Bridge has had an adverse effect on certain sections of Quinnipiac Avenue and Front Street. City Plan staff has worked closely with the area management teams and a new neighborhood association (Quinnipiac River Community Group or QRCG) to initiate traffic mitigation measures, expedite public improvements (eg. the new traffic signals and walk lights), improve city/neighborhood communication and plan longer-term improvements (eg. acquisition and reuse of land at 494 and 530 Quinnipiac). City Plan arranged two large community meetings – the first to discuss the scopes for the Ferry Street Bridge and Quinnipiac Avenue reconstruction; the second to discuss various projects, including Clinton School. The department's work was recognized by the QRCG with an appreciation basket in September.

NOTEWORTHY SPECIAL PROJECTS

During 2003, the City Plan Department initiated and/or participated in a number of short-term special projects. Noteworthy examples are provided below:

Canal Dock. The City of New Haven is planning for the development of a major public waterfront recreation and education area just north of Long Wharf Pier to be called Canal Dock. This \$34 million project funded by the Connecticut DOT will provide a center for marine related organizations and their associated public education and recreation programs. A community boathouse will be the central focus of the project and will house a boat facility, maritime museum, and classrooms and offices for the schooners *Quinnipiack* and the *Amistad*. The boathouse will be surrounded by a pile-supported deck that will provide gathering and festival space in open courtyards and under open air sheds. A reconstructed Canal Dock, a walkway over the mud flats connecting back to Long Wharf Pier, and various boating ramps and docks which can accommodate a range of vessels are also planned. Public improvements will extend into Long Wharf Park and will address issues of shoreline stabilization. See site plan on following page.

Army Corps and DEP regulatory permits have been secured for the project. Project funding has been delayed to due problems executing the grant agreements between the State DOT and the City. Funds now cannot be released until Congress approves the Transportation Bill for 2004, which is expected to happen in February 2004.

The City has moved forward with the consultant selection process and has selected Cooper, Robertson and Partners to be the project architect, and URS the project manager. The City is prepared to move forward with project design as soon as the funding issues are resolved and construction is anticipated to start in 2005.

Edgewood Pond Dredging. Over many years, a steady accumulation of organic matter in Edgewood Park Pong had reduced the depth of the pond to less than two and one half feet. The shallowness of the pond produced a hostile environment for fish and, in the summer months, the pond experienced algal blooms, creating a pool of green muck, and unpleasant odors.

A dredging and replanting program was completed in 2003 to restore the pond to a condition that will keep the water cooler and cleaner in order to restore its aesthetic and fishery value. The dredging operations removed 12,000 c.y. of sediments, established an average depth of seven feet to the pond and vastly improved water quality.

School Construction. City Plan continued its work on school construction by providing design / site plan guidance on various projects (including Celentano, Prince Welch, Troup, Clinton and Beecher) and by assisting with site selection for the new Jepson School and Cooperative Arts High School and the revised plan for Prince Welch. In addition, City Plan advocated for energy efficiency provisions to the school construction design standards manual.

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

- (a) I-95/West River. City Plan staff participated in design discussions and on the Sea Street Advisory Committee. City Plan staff has raised concerns about the potential for increased traffic in the Hill / City Point area and the need to build the associated segment of the Harborside Trail; to date, there is no resolution of this issue.
- (b) I-95 / I-91 / Q. Bridge. City Plan staff participated in numerous CDOT design meetings, to insure the design of the new bridge and its approaches is consistent with the memorandum of agreement.
- (c) Whalley Avenue. City Plan staff and the SCRCOG continue to work with DOT to ensure implementation of this project. Right-of-way issues have delayed the start of construction.

Also, staff participates in Engineering Department meetings on local road projects, including: (a) Quinnipiac Avenue; (b) Waterfront Street; (c) State Street Bridge; and (d) Hillhouse Avenue Bridge. In addition, staff played an important role in community outreach and advocacy with state officials for funding for the Ferry Street Bridge project.

Quinnipiac Terrace Hope VI Master Plan. City Plan provided a substantial staff commitment to the master planning process for the proposed Quinnipiac Terrace Master Plan and subsequent PDD and PDU reviews. Staff served on the advisory committee, participated in the design charettes and reviewed the plans for consistency with city land use policies.

PARK PLANNING

Overview

City Plan continues to work closely with the Parks Department in implementation of the Parks Master Plan and related special projects. In 2002, a number of projects moved through design and into implementation. Of note:

DeGale Field Park Improvements. A community-driven planning and design process led to the construction of proposed park improvements. Construction is underway for site improvements including new playgrounds, a permanent fabric structure pavilion/stage, fencing, landscaping and a new sports lighting system for an existing softball field. To date the sports lighting system has been installed. Cost:\$700,000.

Jocelyn Park Site Improvements Phase Two. A community driven planning and design process led to the construction of proposed park improvements. Park improvements include fencing, basketball court renovation, water spray play area, picnic tables, benches and landscaping. Cost: \$113,000.

South Genesee Park Splash Pad. A community driven planning and design process led to the construction of proposed park improvements. The second phase of site improvements to the park consists of a water spray play area. Cost: \$70,000.

Juliano Park. A community driven planning and design process led to the construction of proposed park improvements. Park improvements include a walking path, bocce court, benches and picnic tables, decorative fencing, swings and landscaping. Cost: \$68,000.

Bayview Park. A community driven planning design process led to construction of proposed park improvements. Park improvements include playgrounds, basketball court, walking path with benches, decorative fencing and landscaping. Cost: \$170,000. The work is 80% complete. An additional cooperative effort between the planning and construction phase of the IKEA site resulted in 10 mature oak trees that were slated for demolition from the IKEA site to be saved and transplanted to Bayview Park.

West River Memorial Park Tide Gate. A grant from Fish America was obtained by a cooperative effort between the City, Save the Sound. The National Aeronautic and Atmospheric Administration and the Connecticut Department of Environmental Protection. The grant will provide the funding to install a new tide gate on the West River which can be opened and closed to allow increased fish passage and improve the water quality in the river.

GEOGRAPHIC INFORMATION SYSTEM

Overview

The past fiscal year saw continued progress in the growth of the City Of New Haven's geographic information system (GIS) initiative. Highlights of the GIS program include the ongoing development of GIS data and related products, continued coordination between various departments of City government to facilitate the growth of GIS technology, GIS-related training, and the procurement of new GIS-based hardware and software.

GIS data and related products –

1. Existing Land use data
2. Proposed Land use data
3. Existing and Proposed Land Use mapping, including paper and PDF formats
4. Census Tract boundary data
5. Census Block boundary data
6. LCI District boundary data
7. LCI District Base Map series, including paper and PDF formats
8. Revised Street Centerline and building data
9. Revised Parcel data, including October 2002 grand list information
10. Comprehensive Plan and Data Book map series
11. Harbor Plan mapping
12. Historic District base map, including paper and PDF formats
13. Large-sized City aerial photograph Base Map (Mayor's Office)
14. Comprehensive GIS data and project directory in MS Access
15. Continued success in the sales of GIS maps and products, and GIS/CAD data.

City-wide GIS coordination –

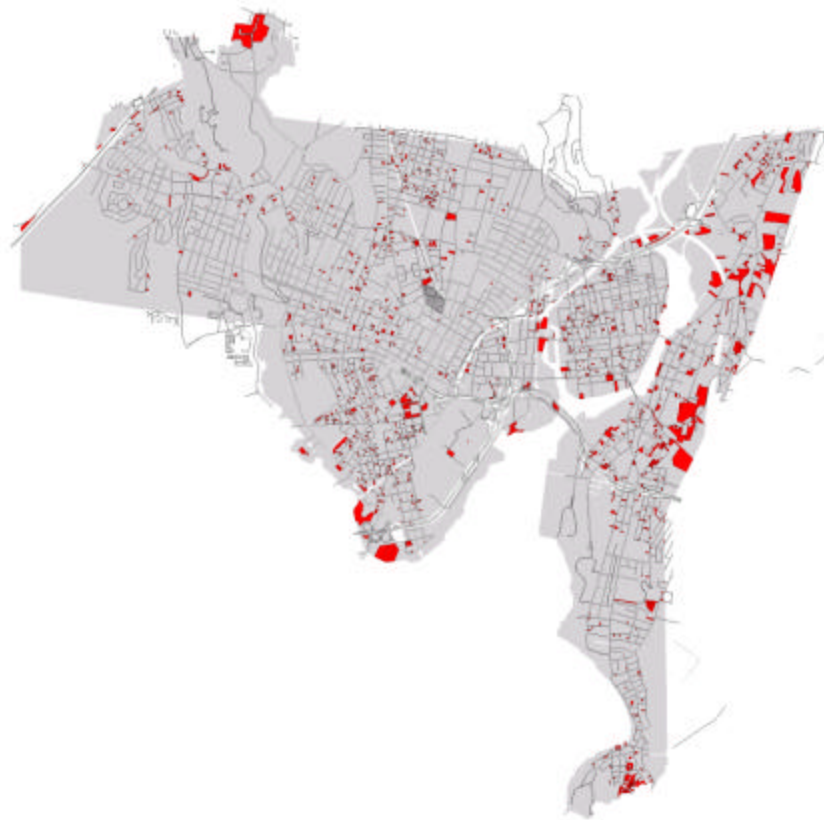
The City Plan Department continued to serve as a lead resource for technical assistance related to GIS technology in the City of New Haven. Additionally, City Plan personnel produced a large number of GIS-based products at the request of other City Of New Haven departments and private interests. Departments receiving assistance include the Mayor's Office, Economic Development, Engineering, Fire Department, Health Department, Livable Cities Initiative, Parks and Recreation, and Traffic and Parking.

GIS training –

1. In September, City Plan and Parks and Recreation personnel received training for the City of New Haven's new Trimble GPS system.
2. In December, City Plan personnel gave mapping/GIS demonstrations to classes at Jepsen School in New Haven.

Hardware and Software –

1. A new Trimble GPS system was purchased, along with Pathfinder Pro software. The GPS unit is kept in the MIS department, and can be signed-out by any City department.
2. The deployment of the updated version of the GIS/CAMA Viewer software is nearing a successful completion. This easy-to-use GIS software will allow user's to do simple parcel-based queries and analysis with a minimal amount of training, and now supports the viewing of aerial photograph imagery, as well as new planning reports.



Vacant lands in New Haven (developable and undevelopable).

COMMITTEE MEETINGS

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

Barnard School - School Based Advisory Committee
Canal Dock Committee
Centeredge Coalition
Central Kitchen (BOE)
Childhood Obesity / We Win Coalition
City-Wide School Building Committee
Clean Diesel Task Force
Connecticut Chapter, American Planning Association
Connecticut Climate Change Stakeholder Dialogue
Connecticut Conference of Municipalities
Connecticut DOT (I-95 progress meetings; Sea Street Advisory Committee)
Connecticut Harbor Management Association
Connecticut Institute for the 21st Century (Economy and Land Use)
Connecticut Trust for Historic Preservation
Downtown Development Selection Committee (Economic Development)
Environmental Advisory Council
Façade Improvement Design Committee
Fair Haven Community Management Team
Fair Haven Heights Community Management Team
Ferry Street Bridge Design Selection Committee
GIS Executive Committee
Greenways and Cycling Systems / Harbor Trail Committee
Hill North Community Management Team
Hill South Community Management Team
ICLEI, Cities for Climate Protection
ICIC CLUSTER (Chamber of Commerce)
Long Island Sound Assembly
Mill River Watershed Association
Newhallville Community Management Team
New Haven Asthma Initiative
New Haven Colony Historical Society
New Haven Environmental Justice Network
New Haven Petroleum Cooperative
OPM Corridor Plan
PAD Committee
Pardee Morris House Committee
Q-Terrace Master Plan / Advisory Committee
Quinnipiac Avenue Design Selection Committee
Quinnipiac River Community Group

Quinnipiac School Site (BOE)
Regional Cultural Plan
Regional Data Cooperative Board (Data Haven)
Regional Growth Partnership
Rideworks
Sidewalk Task Force
South Central Regional Council of Governments
South Central Regional Council of Governments Housing Committee
South Central Regional Council of Governments Open Space Committee
South Central Regional Council of Governments Transportation Committee
SCSU New Faculty Orientation
Town Green Special Services District
Transportation Strategy Board (Feeder Barge and Maritime Policy meetings)
Waterborne Plan Advisory Committee
West River NRZ
West Rock Implementation Committee
West Rock Master Plan
West Rock Ridge State Park Advisory Council
Whalley Avenue Special Services District
Youth In Government (Mayor)

AGENDA FOR 2003

Outlook

In 2004, City Plan anticipates significant continuing volume at both the City Plan Commission and the Board of Zoning Appeals. As major projects move toward implementation (eg. IKEA, Church / Chapel, etc.), the Department is handling inquiries regarding property in the immediate area and across the city.

Recently, the Department has fielded several inquiries for “unfinished” residential projects. Of note, there is interest in completion of the Harbour Landing PDD in City Point as well as various smaller developments in the Quinipiac area. City Plan will continue to review these projects in light of overall city objectives – as outlined in the Zoning Ordinance and the new Comprehensive Plan.

In addition, the Department is mindful of the objectives of the Consolidated Plan and the Municipal Strategic Plan. Moreover, the Department continues to encourage high quality contextual design and protection / enhancement of the quality of life in the city’s neighborhoods.

Highlights

Canal Dock and Harbor Access. The last phase of I-95 improvements – at Long Wharf – is a once-in-a-generation opportunity re-shape the city’s relationship with the waterfront. City Plan will continue to place substantial emphasis on implementation of the Canal Dock (\$30 million Boathouse program) and the city’s proposal for Harbor Access.

At Canal Dock, the Memorandum of Agreement with DOT includes \$30 million for the City – through City Plan – to construct the boathouse and to complete site development – platforms, bridges and furnishings. City Plan will continue to staff the new Canal Dock Corporation and aggressively seek outside funding for a detailed master plan. Canal Dock Corporation will be responsible for programming and management of the new facility.

With regard to Harbor Access, City Plan is working the Mayor and the South Central Council of Governments to secure approximately \$100 million in highway design improvements in order to (a) double the size of Long Wharf Park; (b) create a pedestrian connection over the highway; (c) transform the Williams tank farm into a mixed use / commuter ferry destination; (d) create a new local road just east of the rail yard and (e) enhance highway access at Brewery Street.



Proposed new local road system as part of Harbor Access.

New Comprehensive Plan. Implementation of the new comprehensive plan will be done both by department initiative and by development / private initiative. To that end, City Plan is preparing a work plan with a number of implementation paths. In 2004, City Plan anticipates progress on (a) land use / zoning amendments; (b) proposed open space acquisitions, including design alternatives; and (c) economic development initiatives at Mill River and Long Wharf.

Greenways and Cycling Systems. City Plan will spend considerable time building capacity for the Go-alition advisory group and aggressively seek implementation of the greenways program. In 2004, the following tasks are scheduled: (a) design/construction of Phase II of the Farmington Canal; (b) development of the second bicycle route; (c) I-95 over West River advocacy; (d) exploration of the Manufacturer's Branch r-o-w in Fair Haven; and (e) design development over the Ferry Street Bridge and along Quinnipiac Avenue.

Community Clean Air Initiative. In 2003, City Plan was awarded an EPA Healthy Communities grant to implement portions of the air toxics reduction program. The following tasks are anticipated: (a) creation of a clean fuels purchase group; (b) initiation of reduction work groups with DEP; (c) indoor air toxics reductions with the Health Dept. Additionally, City Plan will continue development of a local climate change action plan.

Whalley Avenue Plan. City Plan, together with LCI and Economic Development, intends to complete a revitalization plan for Whalley Avenue – emphasizing the Town Center concept, new design controls and stabilization of the residential area.

Regional Housing Plan. In recent years, City Plan has encouraged development of a regional affordable housing strategy and, this year, participated in consultant selection with the South Central Regional Council of Governments. Development of a timely, functional plan is essential to a regional approach to affordable housing. In 2003, the Department worked closely with SCRCOG on a draft and intends to complete in 2004 and advocate for its adoption.

Harbor Management Plan. In 2002, City Plan was awarded a grant from the Department of Environmental Protection to prepare a Harbor Management Plan. The plan is being prepared in a manner consistent with the guidelines provided by the Office of Long Island Sound Programs and the Connecticut Harbor Management Act. As such, the plan will address both land use planning along the waterfront as well as planning for in-water activities, including standards for anchorage locations, transient docking facilities, marinas, bridge operations, etc. In 2004, City Plan expects to complete the plan and advocate for implementation.

Flood Hazard Mitigation Plan. The Disaster Mitigation Act of 2000 requires local communities to prepare a hazard mitigation plan as part of the FEMA emergency relief program. Although the city does have appropriate zoning controls in place, a mitigation plan must be developed. City Plan will continue to seek grant assistance to complete this document.