

# Public Meeting

June 22, 2023

## Long Wharf Responsible Growth Plan

### Implementing Regulations

New Haven, CT

City of **NEW HAVEN** CITY PLAN

**TOGETHER NEW HAVEN**

KENDIG KEAST COLLABORATIVE

Source of Imagery: Long Wharf Responsible Growth Plan

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# AGENDA

June 22, 2023

**6:00 pm – 7:30 pm**

**Welcome & Introductions**  
**Background**  
**Proposed Ordinance and Map**  
**Questions and Discussion**  
 Questions and Discussion

*The land of our state is the territory of the Sequin including Quinnipiac and Tunxis, Matabesec, Mohegan, Mashantucket Pequot, Eastern Pequot, Schaghticoke, Golden Hill Paugussett, Nipmuc, and Lenape Peoples. These peoples have stewarded this land through many generations. We thank them for their strength and resilience in protecting this land and aspire to uphold our responsibilities according to their example.*

KENDIG KEAST COLLABORATIVE

Source of Imagery: Long Wharf Responsible Growth Plan

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# Long Wharf Responsible Growth Plan

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# District Anchors



**Environmentally Preferred vizient. Awarded Supplier**

**ASSA ABLOY**

<p><b>Product TRANSPARENCY</b></p> <ul style="list-style-type: none"> <li>214 Greenguard Gold Certifications</li> <li>116 Environmental Product Declarations</li> <li>16 Declare Labels</li> <li>35 Health Product Declarations</li> <li>12 Third-Party Verified HPDs &amp; Declare Labels</li> </ul>	<p><b>Waste DIVERSION</b></p> <ul style="list-style-type: none"> <li>83% Waste Diversion from Landfill at 4 Audited Plants</li> <li>92% Waste Diversion from Landfill at 4 Audited Plants</li> </ul> <p><b>Carbon Footprint REDUCTION</b></p> <ul style="list-style-type: none"> <li>7 Audited Facilities with Carbon Footprint Reduction</li> </ul>	<p><b>Product-Specific CERTIFICATION</b></p> <ul style="list-style-type: none"> <li>82 Multi-Attribute Certified Environmental Facts Labels</li> <li>27 Products with Certified Energy Savings Claims</li> </ul> <p><b>2025 Environmental TARGETS</b></p> <ul style="list-style-type: none"> <li>25% Reduction in Energy</li> <li>Reduction in Carbon Footprint</li> <li>Reduction in Water Consumption</li> <li>Reduction in Non-Hazardous Waste</li> <li>Reduction in Hazardous Waste</li> <li>Reduction in Organic Solvent Use</li> </ul>
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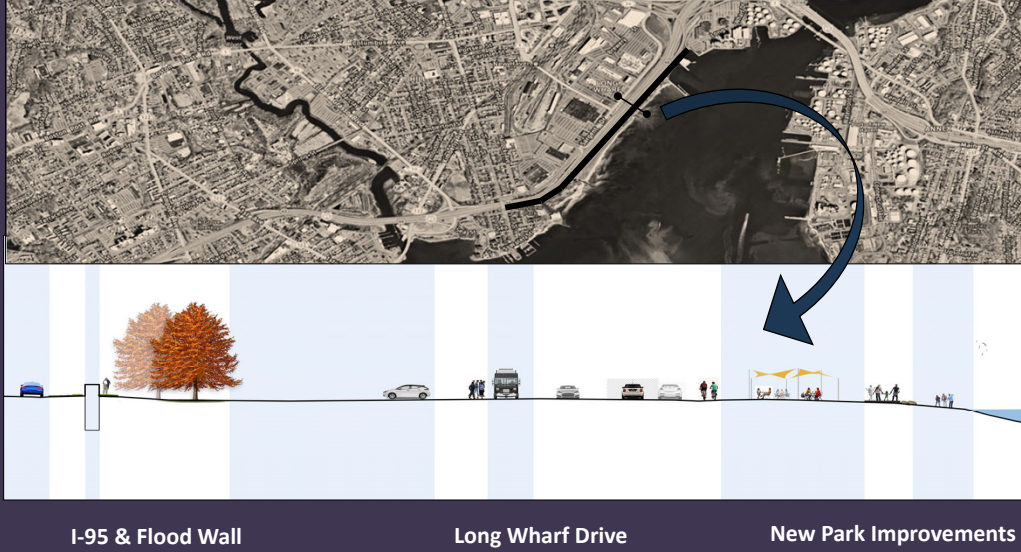
## Moratorium & New Zoning

**Current Status:** Moratorium in place today and the City continues to draft new zoning regulations consistent with the Long Wharf Plan.

- Goals:**
- Increase Allowable Uses
  - Discourage Detrimental Uses
  - Encourage Multi-Use Spaces
  - Increase FAR and Density
  - Resiliency Requirements
  - Sustainability Co-benefits
  - Flood Protection
  - Urban Heat Island

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# Coastal Resiliency & Flood Wall



I-95 & Flood Wall

Long Wharf Drive

New Park Improvements

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# Long Wharf Park

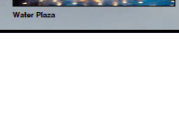
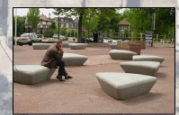
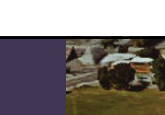


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# Long Wharf Drive - Harbor District

## Harbor District Woonerf Concept Design



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# Gateway District



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## Strategic Zoning Approach | Goals

*Long Wharf Responsible Growth Plan*

PG

### Project Goals

- Implement the Long Wharf Responsible Growth Plan
- Prepare zoning amendments to:
  - Create a new district and standards
  - Modify the permitted land uses
  - Create site and building standards to achieve quality, sustainable outcomes
- Collaborate with partners to protect coastal resources, mitigate natural hazards and manage erosion and stormwater runoff

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## Strategic Zoning Approach | Key Considerations

Long Wharf Responsible Growth Plan

“The zoning strategy is based on **flexibility** to allow for **market-driven** development and **predictability**. This approach encourages development of a wide **variety of uses**, but in a manner that will create **walkable districts**. In order to protect existing businesses, existing zoning at the southern corner of the Gateway District, ASSA Abloy, and the Maritime Center would be maintained. Industrial and Business zoning districts would be changed to more **flexible zoning districts** to accommodate the **higher density mixed-use development** envisioned by the Plan. This would include **rezoning**: the state-owned properties presently zone IL at the Gateway District, the Food Terminal sites at the Market District and the USPS site at the Parkway District. The Plan also proposes rezoning the Harbor District’s IH zoning district to allow for mixed use development”

Source: Long Wharf Responsible Growth Plan

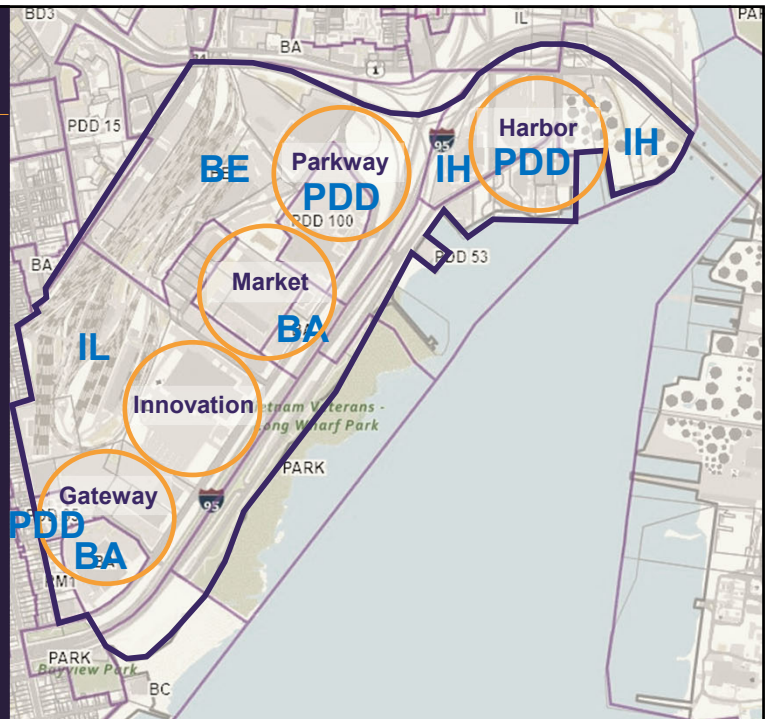
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### zc Zoning Context

- **BA**, General Business
- **BE**, Wholesale and Distribution
- **IL**, Light Industry
- **IH**, Heavy Industry
- **PDD**, Planned Development District

#### Key Points

- Current districts warrant repurposing and change to accomplish the LWRGP
- Certain existing uses must remain and be woven into redevelopment plans
- The regulations must be in lockstep with plans for resilience



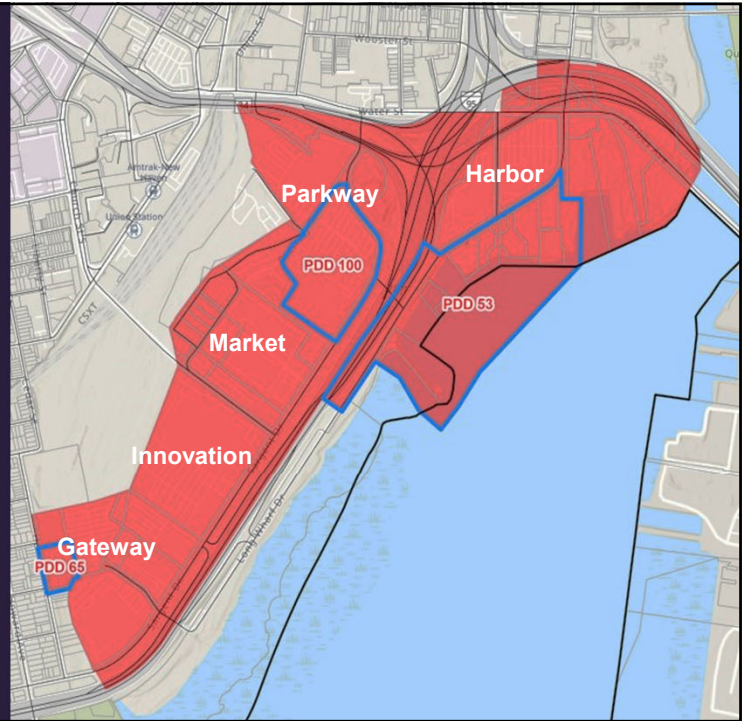
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## District Purpose

### MU, Mixed Use

- Mixture of *residential, commercial, office, retail and service-related* uses in horizontal and vertical formats.
- Development is *urban in nature*; buildings form an edge along streets and include walkways, public art, active streetscapes and amenities.
- Parking is *on-street, in parking structures or in centralized facilities*.



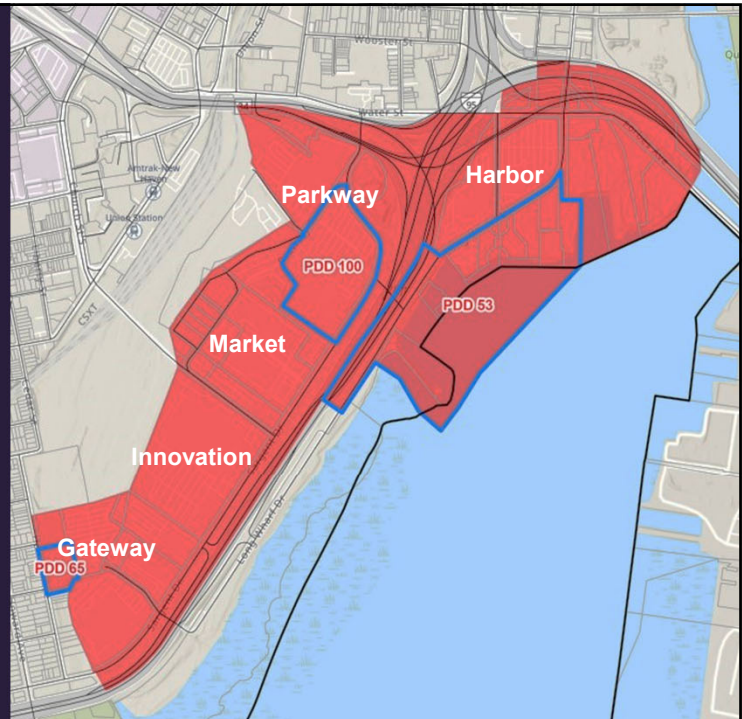
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## District Purpose

### MU, Mixed Use

- *Businesses may remain* as conforming uses or may be adaptively reused, redeveloped, or new buildings may be infilled.
- *Streets may be realigned* with blocks sized for pedestrian movement and vehicular circulation.
- *Design is essential* to establish quality aesthetics, create highly usable, accessible and equitable public spaces, and to integrate stormwater management, flood control, and resilience to coastal hazards.



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MU

## Mixed Use District - Land Uses

SP/R

Long Wharf  
Outside Long Wharf

### Permitted as of right

- Bakery, retail
- Bank (no drive-through)
- Book store
- Brewery, distillery
- Business goods
- Convenience store (no gas)
- Department store
- Food specialty store
- Furniture store
- Grocery
- Hardware store
- Health club
- Liquor store
- Mixed use building
- Offices (co-working)
- Personal services (barber, beauty)
- Pharmacy
- Restaurant (no drive-through)
- Theater
- Trade school

### Uses permitted by special permit

- Bowling alley
- Conference / convention center
- Event center
- Funeral home
- High-rise
- Hotel / motel
- Live-work
- Mid-rise
- Multi-family (2<sup>nd</sup> story+)
- Nursery
- Repair shop
- Research laboratory
- Social club
- Upper floor residential

### Uses not permitted

- Assisted living
- Auto parts, sales and repair
- Drive-in banks, restaurants
- Firing range
- Gas station
- Ground floor residential
- New manufacturing
- Outdoor storage
- Warehousing



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MU

## Density Standards

### Base + Bonus Densities

- **100 units per acre = base density**
  - 5-story residential
  - 1-story nonresidential
  - 3-story parking deck
- **185 units per acre = bonus density**
  - 9-story residential
  - 1-story nonresidential
  - 4-story parking deck
  - 8.0 sustainability scope
- **265 units per acre = bonus density**
  - 11-story residential
  - 1-story nonresidential
  - 5-story parking deck
  - 12.0 sustainability scope



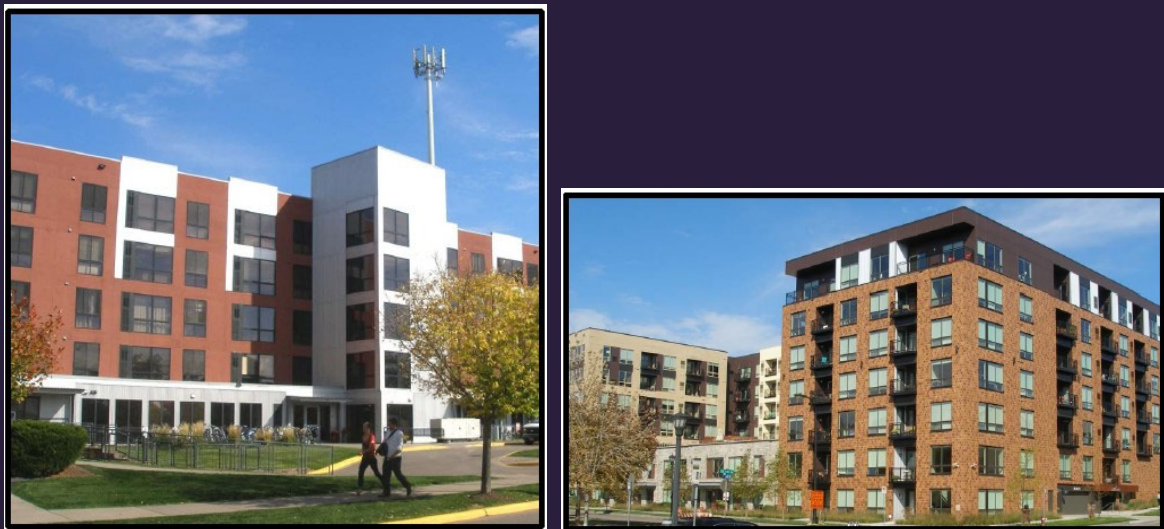
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**MU** 75 units per acre



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**MU** 140 units per acre



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## Circular Diagram

**MU** 200 units per acre



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## **SS** Sustainability Strategies (Table 43.2)

- LEED scorecard
  - Passive House Institute Component Certification
  - DOE Zero Energy Ready Home Certification
  - International Living Future Institute Zero Energy Certification
- On-site energy generation
- Rainwater: native vegetation
- Building reuse
- Public plazas (size)
- Electrification
- New strategies
  - Tree canopy coverage
  - On-street and structured parking



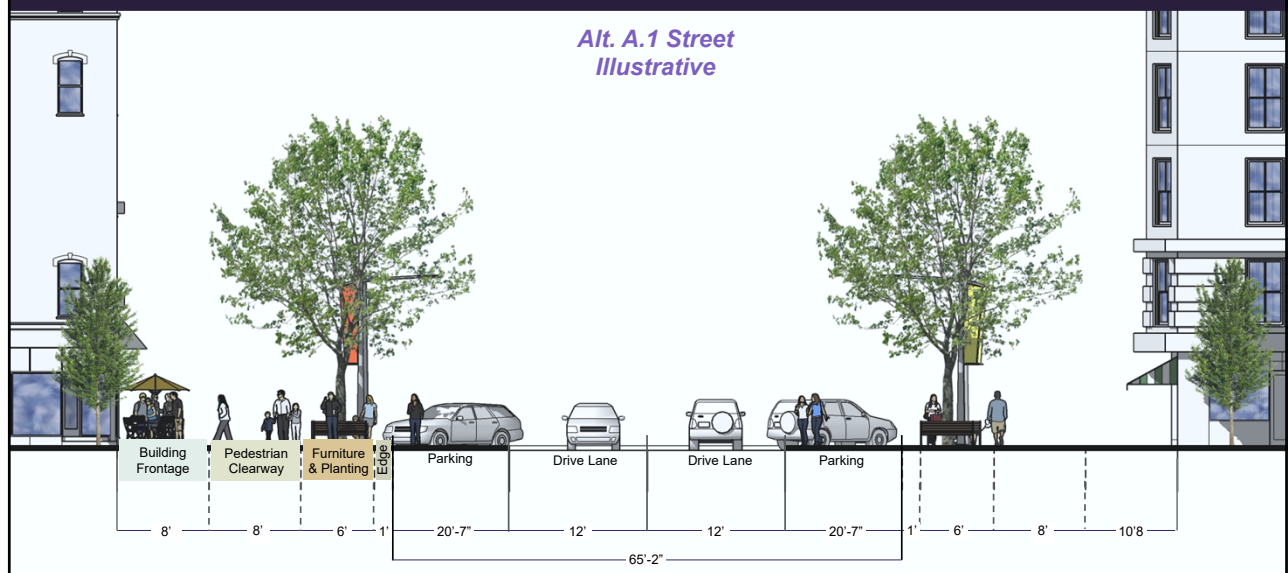
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**MU Mixed Use Design Elements**



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**MU Alternate A.1 Street Type**



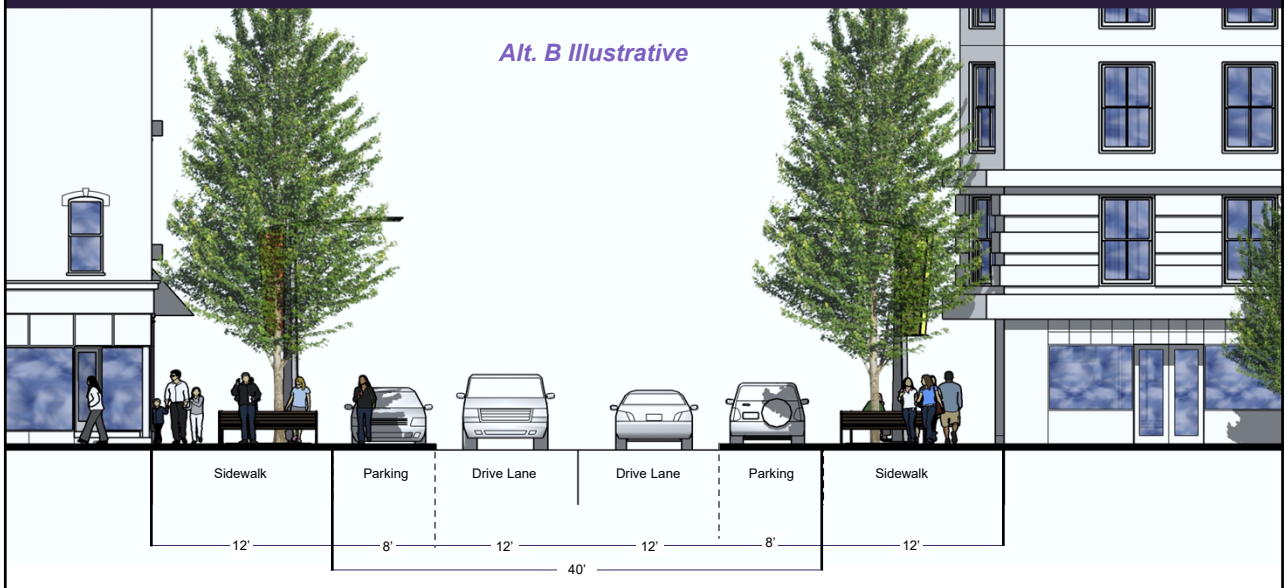
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**MU** Alternate A.1 Street Type



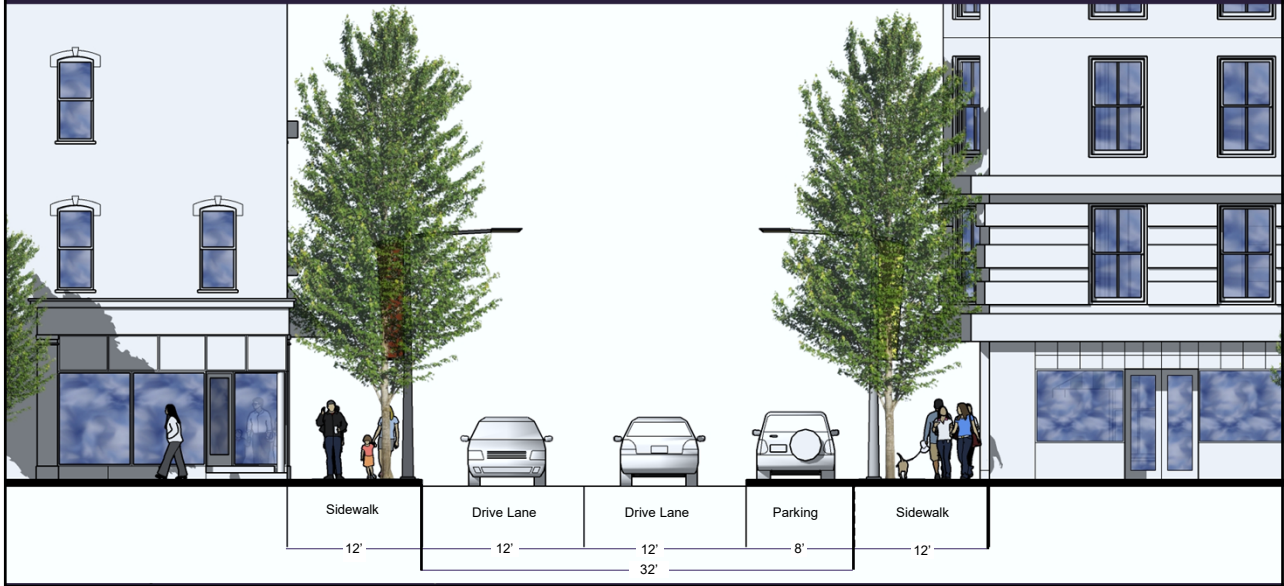
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**MU** Alternate A.2 Street Type



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**MU Alternate B Street Type**



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**MU Alternate 3 Street Type (Sargent Drive)**



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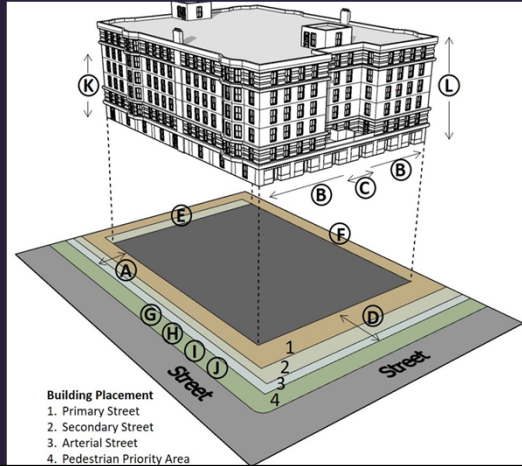
# Building Regulations

- Building Placement
  - Build-to zone (min/max)
  - Street frontage (% at min/max line)
  - Corner lot side setback
- Pedestrian Priority Zone
  - Building frontage
  - Pedestrian clearway
  - Furniture and planting
  - Edge



Table 43.4, MU Yard Regulations

Key	Standard	Alt A	Alt B	Alt C
<b>Building Placement (see Figure 43.1, MU Dimensional Standards)</b>				
A	Build-to-Zone (BTZ) (min/max ft) [1]	0' - 5'	5' - 15'	15' - 30'
B	Street Frontage (min. % of facade at min BTZ) [2]	90%	80%	70%
C	Street Frontage (min. % of facade at max BTZ) [2]	10%	20%	30%
D	Corner Lot Side Setback (min/max ft)	0' - 5'	5' - 10'	10' - 20'
E	Interior Lot Side Setback (min ft)	0'	0'	10'
F	Rear Setback (min ft)	0'	10'	20'
<b>Pedestrian Priority Zones (see Figure 43.2, Pedestrian Zone Widths)</b>				
G	Building Frontage (min/max ft)	8' - 12'	4' - 8'	0' - 4'
H	Pedestrian Clearway	10'	8'	6'
I	Furniture and Planting	8'	6'	--
J	Edge	2'	2'	--



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SS

# Building Regulations

- Building Height
  - Minimum / maximum height
  - Building step back / down
  - Story height
- Building Activation
  - Building Articulation
  - Massing Techniques
  - Transparency
  - Building Orientation
  - Entry Spacing

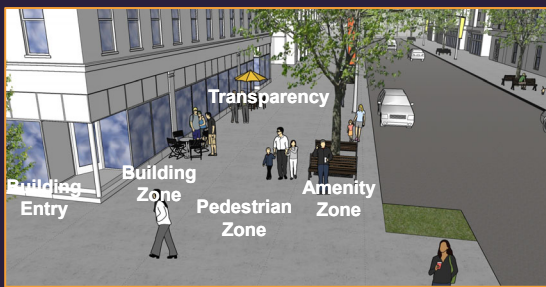
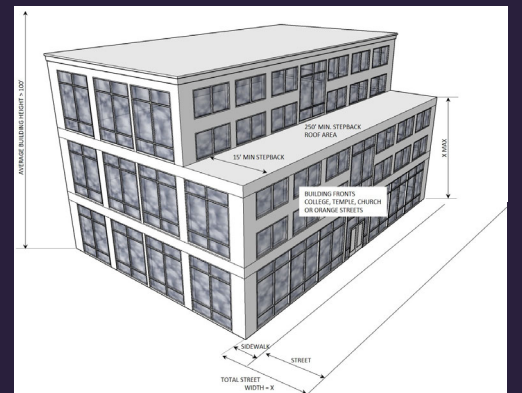


Table 43.4, MU Yard Regulations

Key	Standard	Alt A	Alt B	Alt C
<b>Building Height and Upper Story Stepbacks</b>				
K	Max. Stories within 15' of Front Property Line	4	4	3
<b>Height (stories / feet)</b>				
L	- Minimum	4 / 50'	4 / 50'	None
	- Maximum	None	10 / 125'	3 / 40'
--	Max. Plate Area of Upper Story Stepbacks (max. %)	90%	80%	--
--	Max. Stories within 15' of a Residential District / Use	3	3	2
--	Ground Floor / Upper Story Height (max ft.)	14' / 12'	14' / 12'	12' / 10'
<b>Building Activation</b>				
--	Max. Facade Width Before Articulation	25'	30'	40'
--	Min. Number of Articulation Techniques	1	2	2
--	Min. Number of Varied Massing Techniques	1	2	2
<b>Transparency (min %)</b>				
--	- Ground Floor (with/without entrance)	80% / 60%	70% / 50%	60% / 40%
--	- Upper Floor	40%	30%	20%
--	Building Entry Orientation	Street Front/ Corner	Street Front/ Open Space	Front/ Open Space
--	Building Entry Spacing (max ft.)	50'	50'	--

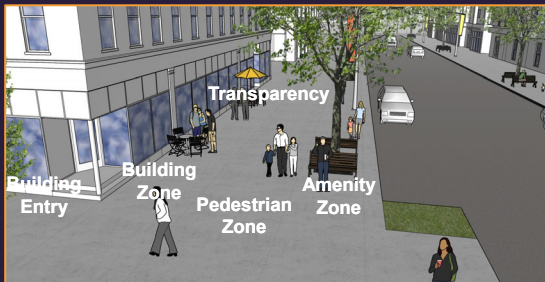


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## Building Regulations

- Transparency
  - Facades facing street / open space
  - Ground and upper stories
  - Includes windows / doors
- Standards
  - Transparent, non-reflective glass
  - Solid walls are prohibited
  - Parking area - 6 sf window area per 40 lf
  - Excludes auditoriums, religious institutions, etc.
  - Entry Spacing
- Reduction or waiver through design review
  - Unique operational characteristics
  - Building walls exhibit architectural relief and detail or screened with landscaping



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## Usable Open Space

### Mixed-Use District

- Minimum open space requirements
  - 15% of total site area
  - Each building site or centralized
  - Concurrent with each phase
- Standards
  - Minimum 3,000 sf.
  - All buildings within 500' radius
  - One contiguous open area (by approval, 50% linearly or separately)
  - Maximum 2/3 surrounded by walls
  - Minimum 8' clearance height
  - Minimum 20% as planting areas



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## MU Required Public Access

### Coastal Access Easements

- Applicability
  - Within city's jurisdiction
  - Not a water dependent use and adjacent to coastal jurisdiction line (CJL)
  - Not required to provide direct access into the water
  - Permanent recorded easement



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## MU Required Public Access

### Coastal Access Easements

- Access specifications
  - Minimum 20' wide
  - Contiguous and parallel to CJL
  - Entire length of coastal interface
  - Minimum 15' walking surface (per 2018 Mill River Trail Standards)
  - Accessible and connected to public street or sidewalk
  - Submitted for site plan approval
- Maintenance
  - Responsibility of property owner
  - If dedicated to and accepted by the City, open to the public and maintained by the City



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**MU** Special Provisions

**Flood Safety**

- Buildings constructed in SFHA:
  - Letter of Map Amendment (LOMA) raised out of SFHA
  - Letter of Map Revision (LOMR), Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision Based on Fill (LOMR-F) raised out of SFHA
  - Written documentation certified by licensed engineer confirming compliance with all local, state and federal approval or permit requirements
- Residential or Mixed Use Building within SFHA shall demonstrate:
  - Residential ancillary uses a minimum of 2' above BFE
  - Easements granted for lateral and vertical public access to area outside SFHA (BFE+2')
  - Mitigate hurricane shelter space
  - Minimum 5' dry egress to area outside SFHA (BFE+2')
  - Flood emergency vehicular access and egress constructed at or above BFE and at all times passable
  - Flood Emergency Operations Plan

**MU** Parking in the MU District

**New Standards**

- Maximum Parking - calculated as 75% of sum of parking requirements for all uses
- Parking beneath a building shall be screened by an architectural treatment of no less than 70% opacity



## Next Steps ~

- **Submission to Board of Alders**
- **Committee referrals likely public hearings at Legislation Committee and City Plan Commission based on referral in July**
- **Likely adoption September**
- **Phase II - standards related to form/design**

Use the QR link below to share your comments on the Ordinance



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## Thank you!

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Visit us online  
[www.newhavenct.gov/cityplan](http://www.newhavenct.gov/cityplan)

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# Public Meeting

June 22, 2023

## Long Wharf Responsible Growth Plan

### Implementing Regulations

New Haven, CT

City of **NEW HAVEN** CITY PLAN

Source of Imagery: Long Wharf Responsible Growth Plan

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