

CITY PLAN DEPARTMENT ANNUAL REPORT 2015



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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. The Department also 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.

Department staff support the City Plan Commission, the Board of Zoning Appeals and the Historic District Commission. Over the past year, Department staff have reviewed over 300 items which required written reports for the three commissions and also provided research, technical assistance, analysis and mapping of land use to the Board of Alders and to other City departments. On an ongoing basis, the Department works closely with the Economic Development Administrator and with the New Haven Economic Development Corporation on a number of 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.

PRODUCTS, PUBLICATIONS AND SERVICES

The following are major documents and products available online at no charge at www.cityofnewhaven.com :

Maps:	Publications:
Aldermanic Ward Maps	River Street MDP 2002
Census Tract Map	New Haven Climate Change AP 2004
Citywide Aldermanic and Legislative District Map	Plan for Greenways and Trails 2004
Federal Empowerment Zone Map	Coastal Plan 2006
Inland Wetlands Map	Hazard Mitigation Plan 2005 & 2010, with 2015 update (pending)
Neighborhood Maps	Data Book 2013
New Haven Bike Map	Annual Reports 2002-2014
New Haven Green Map	New Haven Zoning Ordinance, as amended
New Haven Zoning, Coastal, and Historic District	Vision 2025 – New Haven Comprehensive Plan Update (2015)
State Enterprise Zone Map	
Street Index Map	
Tax Assessor’s Maps	

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Interns

Datesta Nickle
Jeff Guity
Jacob Gorski

CITY PLAN COMMISSION

MEMBERSHIP

Charter-Specified Members

The Honorable Toni N. Harp., Mayor *

Giovanni Zinn, City Engineer *

Adam Marchand (25-D), Aldermanic Representative **

* *Non Voting Member*

** *Elected by the Board of Aldermen annually*

Appointed Members

Four-Year Term, Expiration Date Shown

Edward Mattison, Chair

2/17

Audrey Tyson

2/18

Maricel Ramos-Valcarcel

2/17

Leslie Radcliffe

2/18

Appointed Alternates

Three-Year Term, Expiration Date Shown

Kevin Diadamo

2/18

Vacancy

Vacancy

LEGAL AUTHORITY

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 Alders 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.

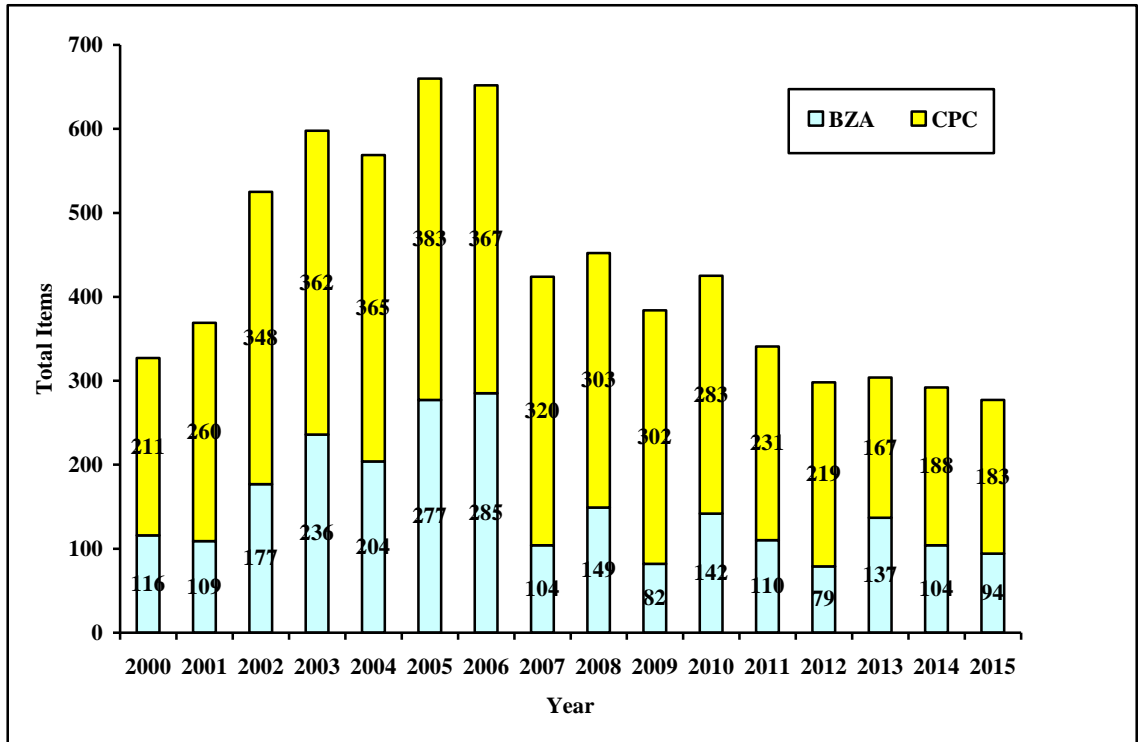
LAND USE PLANNING AND REGULATION:

The City Plan Commission advises the Board of Alders 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 re-allocations of Community Development Block Grants (CDBG) funds, state and federal grants. It 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. Department staff support all areas of the City Plan Commission’s responsibility, perform many of its administrative functions (application processing, notices, etc.) and prepare advisory reports for the Commission’s consideration.

ITEMS CONSIDERED

**Total Number of Items Considered
Board of Zoning Appeals (BZA) and City Plan Commission (CPC)**

2000-2015



CITY PLAN COMMISSION ACTIVITY SUMMARY

	2012	2013	2014	2015
TOTAL MEETINGS	12	13	12	11
TOTAL MATTERS CONSIDERED BY COMMISSION	219	167	188	183
Authorization for Zoning Ordinance Amendments	0	0	0	5
Site Plan Reviews	35	23	34	63
PDD or PDU Actions				
Detailed Plan Reviews	2	0	0	1
Minor Amendments/Modifications	2	0	0	2
Other PDD or PDU actions	5	0	1	1
Required Zoning Ordinance Referrals from Board of Zoning Appeals (excluding CSPRs)	24	26	19	25
Zoning Map Error Correction	0	0	1	0
Soil Erosion and Sediment Control Plan Reviews (SESC)	0	0	0	0
Administrative Site Plan Reviews	32	19	10	8
Coastal Site Plan Reviews (CSPR) (inc. Referrals from BZA)	20	9	10	1
Flood Plain Variance	0	0	2	0
Inland Wetland Reviews	9	8	7	11
Renewal of Approvals/ Time Extensions	0	0	0	0
Certificates of Approval of Location (CALs) for Automotive Uses	6	0	1	5
Special Permits (Waste, Auto Recycling, Scrap)	0	1	0	2
Special Permits (Telecommunications)	0	4	4	4
Special Permits (Other)	4	1	4	0
Livable City Initiative Acquisitions	0	0	0	0
Livable City Initiative Dispositions	18	23	23	19
Other LCI Actions	0	0	0	0
Municipal Development Plans/MDP Actions	0	0	1	0
Aldermanic Referrals				
Zoning Ordinance Text & Map Amendments (non-PDD/PDU)	8	7	10	7
Planned Developments (PDD/Us) and PDD/U Amendments	0	0	2	3
Board of Education Statutory Reviews/Acquisitions/Funding	3	0	0	1
Authorization to Apply for / Accept Grants	10	6	13	10
Consolidated Plan Review	1	6	2	3
Bond Resolutions / CTDA Designations	0	0	1	0
General Budget / Capital Project Amendments	3	1	9	6
Utility & Other Easements (Signage, Awnings, etc.)	7	0	3	4
Ordinance Amendments (Other than Zoning)	0	5	4	2
Lease/Development/Tax Agreements/Contracts/MOUs	6	9	2	2
Residential Parking Zones	0	0	0	4
Street Closures, Extensions, Realignment, New Streets, etc.	0	3	2	0
Naming of Street Corner/Walkway	4	0	2	5
Land Acquisition/Disposition Agreement	3	0	7	4
Other Activities (Hazard Mitigation, ELUR)	1	0	0	0
Minutes	12	13	12	11

BOARD OF ZONING APPEALS

MEMBERSHIP

<u>Appointed Members</u>	<u>Five Year Term (Expires)</u>
Patricia King, Chairman	2/19
Gaylord Bourne, Secretary	2/17
Charles Decker	2/18
Shirl Wilkins	2/18
Benjamin Trachten	2/18

<u>Alternates</u>	<u>Five Year Term (Expires)</u>
Mildred Melendez	2/19
Vacant	
Vacant	

OVERVIEW

The Board of Zoning Appeals (BZA), created by a State of Connecticut Special Act in 1925, hears applications to grant relief from requirements of the New Haven Zoning Ordinance. The City Charter and the Zoning Ordinance specify 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 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 review of the site’s land use and zoning history, past BZA and CPC actions, a site visit to verify and document existing conditions, 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 approximately 200 Certificates of Zoning Compliance (CZC’s) each year upon request.

BOARD OF ZONING APPEALS ACTIVITY SUMMARY

Year	2014	2015
Dimensional Variances:	54	52
Use Variances:	2	3
Special Exceptions:	47	38
Review of Administrative Order or Decision of ZEO	1	1
Total Matters Considered	104	94

HISTORIC DISTRICT COMMISSION

Appointed Commissioners

Katherine Mace Learned, Chairman
Thomas Kimberly, Clerk
George Knight
Susan Godshall

Five Year Term (Expires)

1/17
1/19
1/15
1/16

Alternate

Douglas Royalty
Vacancy

1/19

OVERVIEW

There are three local Historic Districts, Wooster Square (est. 1970), Quinnipiac River (est. 1978) and City Point (est. 2001); 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 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 the link with the Connecticut Historical Commission. As a CLG, the City acknowledges and assumes many responsibilities for the protection of historic resources. These responsibilities include the enforcement of local legislation protecting historic properties, establishment of the Historic District Commission, and provision for public participation in historic preservation programs. In 2015, the Historic District Commission held eight meetings and reviewed a total of 12 applications for Certificate of Appropriateness and approved nine of these.



A roof replacement at 46 Sixth Street (left) in the Quinnipiac Local Historic District was reviewed and granted a Certificate of Appropriateness by the HDC at its September 2015 meeting.

DEVELOPMENT HIGHLIGHTS: HOUSING

The City Plan Department works with Economic Development, Livable City Initiative (LCI), Transportation (TT&P), Engineering and Parks Departments on a wide range of development projects as profiled below:

DOWNTOWN RESIDENTIAL CONVERSION AND DEVELOPMENT

Conversion of the former Connecticut Trust Building at 205 Church Street by Cooper Square Realty to 145 residential units is nearing completion. Wells Fargo Bank will remain as the ground floor tenant in the historic bank headquarters, built in 1927, designed by Cross & Cross of New York. The Union, at 205 Church Street, joins several other early 20th century office buildings that have been converted to residential use, including 227 Church Street (former SNET headquarters – now The Eli apartment building), George Street (former United Illuminating headquarters), 152 Temple Street and the apartments at the Taft Hotel. Two new market-rate housing developments with first floor retail are under construction at 188 College Street (shown below left) and the Novella at 1255 Chapel Street at Howe Street (below right). In total, nearly 1,000 housing units have been added to the downtown area over the last 10 years, with another 1,000 in the immediate pipeline.



Market-rate rental buildings completed in 2015 include: College and Crown/Centerplace at 200 College Street (left), the Novella at 1245 Chapel Street (center) and The Union, a residential conversion at 205 Church Street (right).

1040-1050 STATE STREET

The residential conversion of the former Star Supply industrial complex at 1040-1050 State Street (right) broke ground at the end of 2014. Its initial phase included 4,000 sq. ft. of ground floor retail space with residential units on the second floor in a historic building. The next phase of redevelopment, the Corsair building at 1050 State Street, has recently begun leasing its 232 newly constructed market-rate apartments.



HOUSING AUTHORITY OF NEW HAVEN-ELM CITY COMMUNITIES

The City, through the Economic Development Administration including the City Plan and Livable City Initiative, continues to partner with HANH to support the rebuilding and reconfiguration of the Authority's older housing complexes. The overall goals for these redevelopment projects have been to introduce a wider mix of income levels and to offer more opportunities for home ownership while also reducing the size and density of large housing developments that were formerly all low-income housing. As Hope VI funding has diminished over the last five years, the Authority has developed alternative financing strategies to continue to maintain and enhance its housing inventory and provide a wider range of unit types and sizes.

WEST ROCK TRANSFORMATION

West Rock Transformation is the HANH name for the series of developments they have undertaken in that area, using Planned Development Districts. As an initial phase, the functionally obsolete Brookside complex was demolished with a reconstruction program designed and approved as Planned Development District #119. The connection between Wilmot Road and Woodin Street in Hamden opened to traffic in May 2015 and the City is rebuilding some of the bridges that cross the streams in the area to provide access between the Brookside and Rockview complexes. Roadway bridges on Brookside Avenue and Wilmot Road are being rebuilt as well.



Brookside - The rental and home ownership units of the Brookside project (top right) are now complete.



Rockview - At the adjacent Rockview complex (lower right), Phase I rental construction is complete. The home-ownership units are also nearly completed.



Ribicoff Cottages – Construction of the Ribicoff Cottages (PDD #123) is nearly complete, while the apartment complex at 122 Wilmot Road (right) provides 121 affordable rental units with ground floor retail space actively being leased. Westville Manor is the last component of the West Rock complex awaiting redesign.



FARNAM COURTS

More recently the HANH has turned its attention to rebuilding Farnam Court. Current tenants will be relocated to forthcoming new units at Chatham and Ferry Street in Fair Haven and to the next phase of the Eastview Houses in Fair Haven Heights which has received site plan approval from the CPC and is currently under construction. Revitalization of the adjacent commercial section of Grand Avenue between East Street and Olive Street is a next step for the Farnam plan.

NEIGHBORHOOD RESIDENTIAL REHABILITATION AND INFILL

The City Plan Department works on a continuing basis with the Livable City Initiative Property Acquisition and Disposition (PAD) unit to facilitate the return of city-owned properties to the tax base as affordable housing and coordinates with other not-for-profit providers to rehabilitate older homes in many of New Haven's low- and moderate-income communities.



Residential rehabilitation at 141 Newhall Street (left) and 570 Howard Avenue (right).

DEVELOPMENT HIGHLIGHTS: INSTITUTIONAL/COMMERCIAL/MIXED-USE

SCIENCE PARK PLANNED DEVELOPMENT

Science Park was established in 1982 as a collaboration between Yale University, the City of New Haven and the State of Connecticut. The site encompasses over 80 acres of land strategically situated between Yale's Science Hill and New Haven's Dixwell and Newhallville neighborhoods.

In 2008, Yale University moved 600 administrative employees into a renovated 25 Science Park, and then moved several support services including printing and centralized kitchen functions, as well as electrical supply services, into 344 Winchester Avenue between 2010 and 2014. These moves created the need for more parking and developer Carter Winstanley constructed a 1,100-space garage at 302 Winchester Ave with a street-facing retail component.



Exterior rendering (above) and interior view (left) of Redevelopment of the former Winchester Repeating Arms factory complex.



The residential component of the Science Park redevelopment program includes the Winchester Loft Apartments providing 158 loft style apartment units, with 20% allotted to the affordable housing program. Site remediation for the next phase of residential development at Munson Street and Mansfield has begun, utilizing a grant from the Connecticut DECD. The Highville Charter School has purchased the former AT&T building at 300 Mansfield Street.

DOWNTOWN CROSSING

Phases I and II/College Street

Construction on the first phase of the conversion of the former below-grade highway stub to a more urban street grid is nearly complete. Exits 2 and 3 westbound have been closed and all downtown traffic from I-95 and I-91 now exits the remaining grade-separated Route 34 at Church Street to utilize the surface portion of the Frontage Road. A major transmission line and other utilities must be moved closer to the roadway and a “cycle track” will be provided along Dr. Martin Luther King, Jr. Boulevard between State Street and Orange Street in Phase II to complement the existing striped bicycle lane along the segment of MLK Boulevard between College Street and York Street.



100 College Street

Construction has recently been completed for the first building in the Downtown Crossing project area, Alexion Pharmaceuticals' 495,000 sq. ft. world headquarters (shown above). Occupancy of the building began in January 2016 with 200 employees. Full occupancy of over 1,700 employees is scheduled for April 2016.

Phase III/Temple Street

This project phase involves a design analysis of options to connect Temple Street to the south across Route 34.

CONTINUUM OF CARE/CENTER PLAN DEVELOPMENT

The block between Dwight Street and Orchard Street, in the former Route 34 right-of-way was sold to Centerplan, LLC. Phase I of the development is a new consolidated headquarters building for Continuum of Care (shown at right) which broke ground in December 2014 at 243 Legion Avenue. The ground-level Rite Aid pharmacy opened in February 2016. An additional retail building is also currently under construction.



JORDAN'S FURNITURE

On December 6, 2015, Jordan's Furniture, a Massachusetts-based retailer, opened a new furniture store and entertainment complex in the former New Haven Register building at 40 Sargent Drive.



YALE UNIVERSITY

New Colleges

Yale is in the middle of constructing two new residential colleges on Prospect Street between Canal and Sachem Streets (below). Robert A.M. Stern (Dean of the School of Architecture) is the architect of the collegiate gothic buildings. This major expansion of the university will accommodate over 800 new undergraduate students.



Close coordination with the City Plan Department ensured that colleges will have entryways to the Farmington Canal Heritage Trail that runs along its southwestern boundary (above left in photo). A public walkway will separate the two colleges and will also connect to the Heritage Trail. A small theater will occupy the site at the corner of Sachem and Prospect in a future phase.

Other Yale Projects

A complete renovation of Morse and Stiles Colleges (design by Eero Saarinen 1962, 2011 renovation by Kieran Timberlake) has also been completed. Below-grade kitchen and dining facilities lie under the refurbished courtyard. Other initiatives include major improvements at the Central power plant and Payne-Whitney Gym. Yale Medical School's School of Nursing vacated 100 Church Street South and has been relocated to Yale's West Campus in West Haven. The Sterling power plant has been renovated at its site along College Street.

Yale Properties

Yale's commercial real estate added new buildings and uses in the past year, including two new commercial tenants at 15 Dixwell Avenue and the relocation of the UPS Store to 33 Dixwell Avenue. A new infill building at 272 Elm Street will add two-story retail space with graduate student housing above.

COMPREHENSIVE PLAN UPDATE

Comprehensive planning is a core function of the City Plan Department. The Department facilitates the physical development of the city and encourages the development of sustainable land use, economic, and social policy. New Haven is currently the fastest growing city in Connecticut with a projected population growth of nearly 15% by 2025. The Plan provides a clear direction to maintain this growth and to strengthen New Haven's position as a major growth center within the region and the state. The plan also includes strategies to enhance the city's environmental sustainability and the resiliency of its infrastructure to natural disasters. To address the key element of public involvement, staff presented the plan throughout all stages of its development to the 13 Community Management Teams (CMTs) and received input from a wide range of constituencies and interest groups.



Comprehensive Plan community meeting (left) and the community survey (right)

The plan recommendations strongly reinforce the commitment to promoting sustainability through future targeted land use and economic development planning at the neighborhood and corridor level; promotion of clean energy initiatives, green jobs and more sustainable infrastructure; and further development of both off-road trails and on-street connections for safer bicycle and pedestrian travel. Specific targets have been set for increasing homeownership opportunities and expanding the percentage of non-motorized travel over the next decade.

The plan's regional recommendations build on the shared strengths of the Greater New Haven area, such as increasing the region's visibility as an arts and cultural destination; joint coastal resiliency planning to better prepare for climate change events; and continuing advocacy for a stop in New Haven for the planned high speed rail service from New York City to Boston; as well as expansion of scheduled air service connections for Tweed-New Haven Airport.

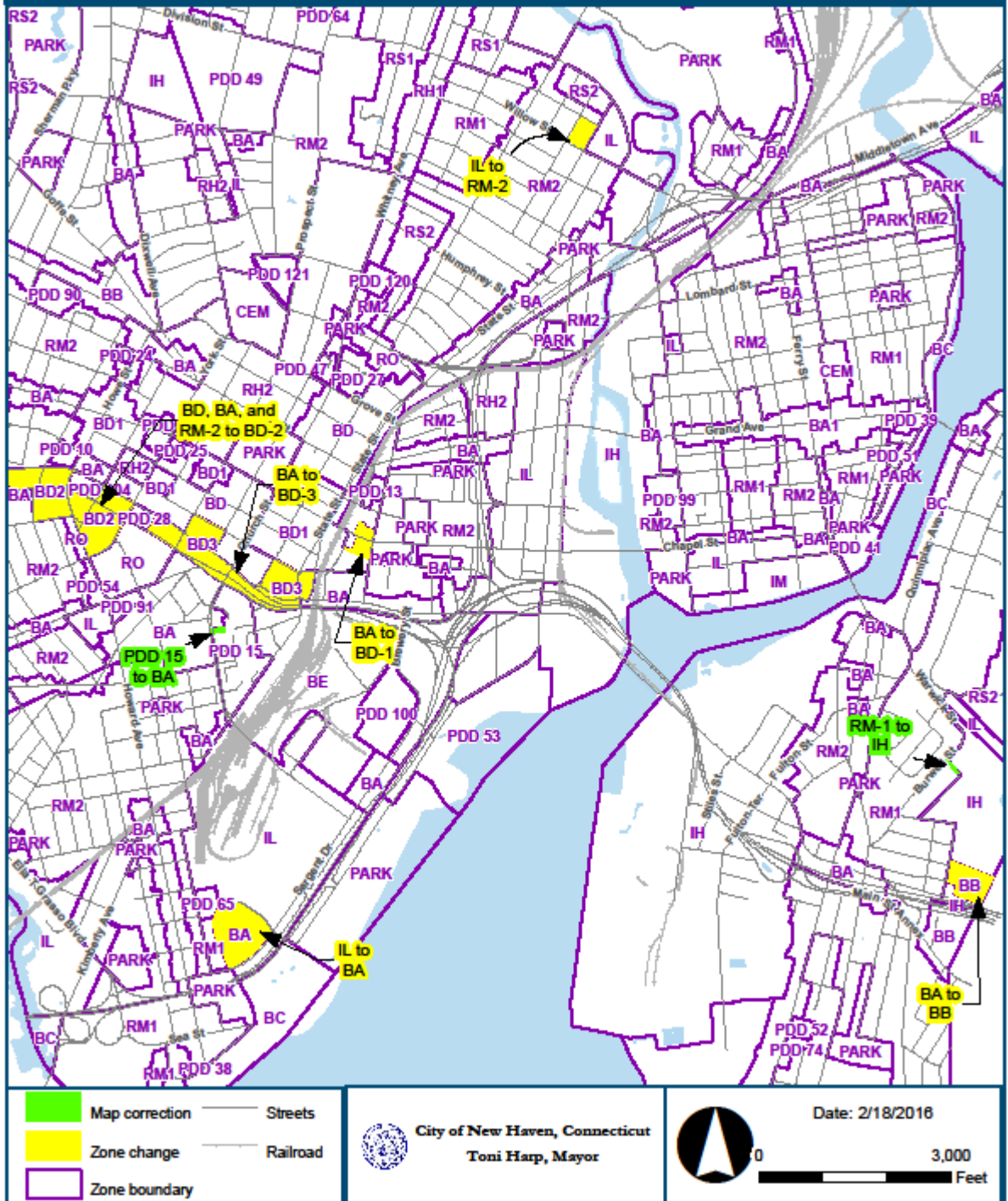
The document received unanimous support from the New Haven Development Commission and Redevelopment Agency and was approved by the City Plan Commission in September 2015. It was also reviewed and voted favorably by the Board of Alders at their November 5, 2015 meeting.

ZONING ORDINANCE REVISIONS

The following map and text amendments to the New Haven Zoning Ordinance were approved by City Plan Commission and the Board of Alders in 2015:

- A change to Section 63 of the ordinance regarding the method of appointment for the Board of Zoning Appeals.
- A map amendment approving a change in the designation of 20.6 acres of land located in the Hill to Downtown Plan area from General Business BA District to BD-3 Central Business District/Mixed Use District. (pending)
- A text amendment for the BD-3 Zone. (pending)
- 193 Burwell Street zoning map correction.
- A text amendment to address changes to a parking plan for planned development districts (PDD's).
- Additional permitted commercial uses were approved for the IL zone to facilitate reuse of existing industrially zoned buildings for retail or office space as recommended by the Mill River District Plan. (pending)
- Correction to PDD 15 boundary.

Zoning Map Changes 2011-15



PROJECT PLANNING OVERSIGHT

CANAL DOCK & I-95 MITIGATION

The City of New Haven is developing a public waterfront recreation center (shown at right) 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.

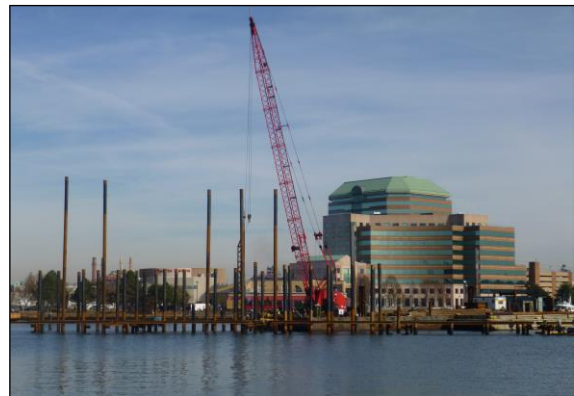


When the historic Yale Boathouse (formerly located at 74 Forbes Avenue) was demolished in 2007 to make way for the new Pearl Harbor Memorial (Q) Bridge, Connecticut DOT agreed to tap State and Federal funding for the construction of a replica Yale Boathouse incorporating historic architectural elements removed from the original boathouse prior to its demolition.

The new Boathouse at Canal Dock will preserve these elements through architectural reuse, interpretive displays and exhibits. It will anchor the Canal Dock project by providing boat storage and support facilities, educational exhibits, classrooms, and program and event space. The boathouse will be located on a recently completed pile-supported deck. The adjacent Long Wharf Pier can accommodate larger vessels. In addition, the Farmington Canal Greenway will begin at Canal Dock and provide a stronger pedestrian and bicycle link from the waterfront to downtown. Phase I of construction, a one-acre platform, was completed in fall 2014. The Phase II final design has been bid, with construction expected to start in the spring of 2016.



Boathouse Platform, schematic diagram



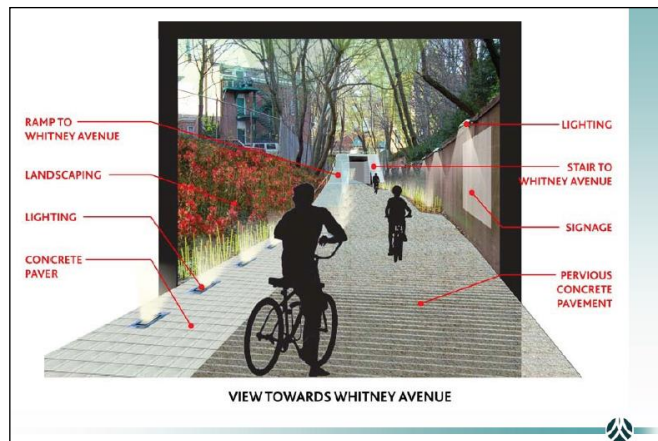
Platform construction on Long Wharf Drive

WAYFINDING AND SIGNAGE INITIATIVE

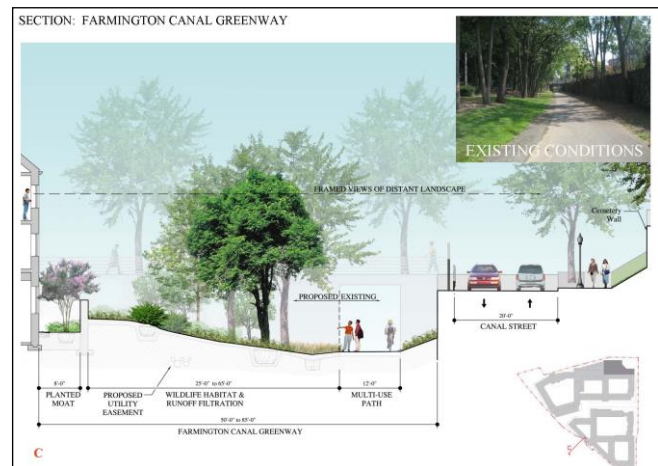
The City's wayfinding and signage projects includes the design of pedestrian, vehicular and bike signage. The project has been broken into two phases due to funding limitations. The first phase, out to bid encompasses pedestrian and parking signage as well as new vehicular signs at the City's gateways. Sign fabrication and installation is anticipated to begin in early summer 2016 with completion by the fall. Phase I is being funded through a combination of federal, state and local sources. Phase II of the project – vehicular and bicycle signage – is designed but on-hold until additional funding sources are identified.

FARMINGTON CANAL HERITAGE TRAIL, PHASE IV

Phase IV of the Farmington Canal Heritage Trail (FCHT) 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. Construction drawings are complete and the project is ready to bid.



Adjacent to the FCHT at the intersection of Canal Street and Lock Street, a small plaza has been dedicated as a stop on the Connecticut Freedom Trail named in honor of William Lanson, an African-American builder and contractor who worked on both the construction of the Farmington Canal and the Long Wharf Pier. The plaza's preliminary design includes a small seating area and a memorial stone sculpture with a timeline of Lanson's life.



Canal Line renderings:

North facing view at Whitney Avenue (top right and in typical cross-section (lower right)).

ENVIRONMENTAL PLANNING AND REVIEW

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. During the past year, the Department staff has reviewed over 100 individual properties.

The Commission also serves as the City's Conservation Commission and the Inland Wetlands Agency. As such, the Commission and staff review uses and activities within and adjacent to inland wetlands and watercourses. It also regulates activity within the coastal management area 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.

HAZARD MITIGATION AND COMMUNITY RATING SYSTEM

The Federal Disaster Mitigation Act of 2000 (DMA) requires local communities to have an approved mitigation plan, which is updated once every five years in order to be eligible to receive Post-Disaster Hazard Mitigation Grant Program (HMGP) grants and Pre-Disaster Mitigation (PDM) program project grant funds. Once a community has a FEMA-approved hazard mitigation plan, it becomes eligible to apply for project funds for mitigation activities.

The primary reason to update the Natural Hazard Mitigation Plan is to identify changes in scheduling, cost and scope of projects to protect New Haven's shorefront areas for the next five years and to meet federal requirements. New Haven's Natural Hazard Mitigation Plan (HMP) was formally adopted by the City in 2005 and approved by the Federal Emergency Management Agency on October 4, 2005. Major projects identified in the 2011 HMP Update which have been accomplished are the reconstruction of seawall at the Long Wharf Park drainage outlet and the demolition of the Pond Lily Dam and the restoration of the surrounding natural area. Key Hazard Mitigation projects anticipated to be completed by the City over the next five years include:

- Morris Cove Seawall
- Brewery Square Seawall
- River Street Seawall
- Morris Cove Storm Sewer Modification
- Downtown Storm Sewer System Upgrade
- Fort Hale Park Drainage Outlet Rehabilitation
- Long Wharf Park Shoreline Restoration
- East Shore Park Shoreline Stabilization
- Criscuolo Park Seawall
- Front Street Park Riprap Repairs
- Lighthouse Point Park Carousel Building Relocation
- Fort Hale Park Shoreline Stabilization

MILL RIVER DISTRICT PLAN & TRAIL

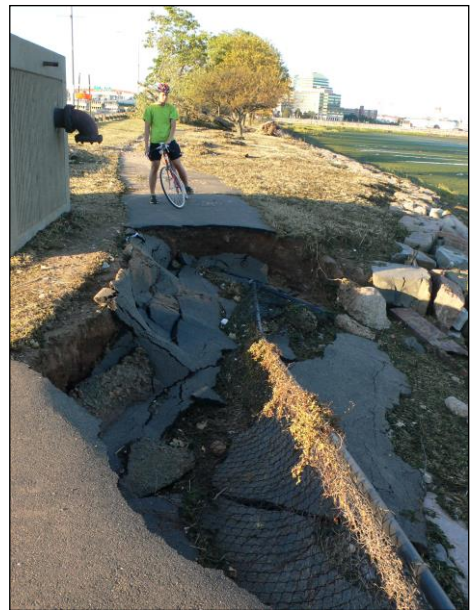
The Department worked with the Economic Development Corporation, City Economic Development staff and a consultant, Utile, to develop the Mill River District Plan. The plan looked at shoreline areas on both sides of the Mill River and developed the plan around three strategies: 1. Mill River Industrial Village; 2. New Haven Home Improvement Marketplace; and 3. New Haven Mercantile Food Market. The Plan was adopted by the City Plan Commission and the Board of Alders as an amendment to the 2003 Comprehensive Plan. Department staff is working with business owners and residents to develop a trail along the Mill River. In 2015, Mayor Harp obtained a commitment from the UIL Companies (formerly United Illuminating Company) to pay up to \$30 million to clean up environmentally contaminated material at the former English Station power generating plant site.

RIVER STREET MUNICIPAL DEVELOPMENT PLAN

While Economic Development staff continue their efforts to obtain remediation grants and market multiple properties and sites along the River Street waterfront, they have also developed preliminary designs for street infrastructure improvements and bulkhead along the Quinnipiac River walkway. The City Plan Department advocated for retention and structural stabilization of the historic National Tube Bending building at 142 River Street and the former Bigelow Boiler Works building at 198 River Street.

CDBG – DR

The City applied for and received six grants from the HUD program established to repair and improve infrastructure damaged by Super-storm Sandy (October 2012) and Hurricane Irene via the special Community Development Block Grant – Disaster Relief (CDBG-DR) appropriation. Shoreline improvements are critical to protect vulnerable areas from increasingly strong storms and sea level rise. The Department is undertaking a CDBG-DR funded project in the Long Wharf area that includes the planning, design and permitting of coastal flooding mitigation and shoreline protection measures for the areas northwest of Long Wharf Drive to Union Avenue. This area experienced structural impacts and flooding during Hurricane Irene and Sandy. This area is of vital importance to the City of New Haven and the region. This project will help address public safety and regional economic concerns, while creating a more resilient city.



Other CDBG-DR grants to the City will fund: repairs to the seawalls at Brewery Square; bulkhead repairs along a stretch of Townsend Avenue adjacent to the southern edge of Fort Hale Park; and work at the River Street waterfront bulkhead, as well as a Mill River Shoreline Analysis. A separate grant award provides \$4 million for drainage restructuring at Union Avenue and Route 34 in order to protect Union Station, Church Street South Housing and many downtown building basements from chronic flooding.

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.

Summary of Major 2015 Park Planning and Design Activities

Cherry Ann Street Park, Design and construction of Phase I (opened 2015)
Long Wharf Park – Storm damage identification and final design for repairs
Lighthouse Point Park – Design of entry booth replacement and payment capability upgrade

MEETINGS & ASSIGNMENTS

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

Canal Dock Boathouse Corporation, Inc., 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)
Data Haven, Board
Dixwell "Q" House Committee
Economic Development Corporation of New Haven, Board
Façade Improvement Design Committee
Farnam Courts Implementation Committee
Long Island Sound Assembly
Livable Cities Initiative, Property Acquisition and Disposition Committee
New Haven Asthma Initiative
New Haven Colony Historical Society and New Haven Museum
New Haven Democracy School
New Haven Environmental Justice Network
New Haven Petroleum Cooperative
New Haven Port Authority
New Haven Preservation Trust
Quinnipiac Terrace Advisory Committee – HANH
Regional Planning Commission
South Central Regional Council of Governments
South Central Regional Council of Governments Transportation Committee
Town Green Special Services District
West River Neighborhood Revitalization Zone
West Rock Implementation Committee – HANH
West Rock Ridge State Park Advisory Council
Whalley Avenue Special Services District

AGENDA FOR 2016

1. Begin construction of Boathouse building, Canal Dock Phase II.
2. Develop rezoning and design guidelines for the areas as recommended in the 2015 Comprehensive Plan Update, such as Grand Avenue, Long Wharf and Whalley Avenue.
3. Continue to implement and review new zoning for the Mill River District as recommended in the Mill River District Plan.
4. Work with EDA and Community Services to develop the Transformation Plan and Promise Zone goals and programs.
5. Continue zoning ordinance amendments.
6. Implement the zoning module of the ViewPermit system.
7. Complete bid documents and right-of-way easements for the Farmington Canal Heritage Trail, Phase IV section from Temple Street to the Canal Dock.
8. Bid and construct Wayfinding Sign Project, Phase I
9. Develop construction drawings for Lanson Plaza at Lock and Canal Streets.
10. Begin work on CDBG-DR grant funded study of Long Wharf area flood protection
11. Develop a system for digitizing archival records and report databases as well as new application materials.