

Hill-to-Downtown Planning Initiative



Sponsors



Department of Economic and
Community Development



Hill-to-Downtown Planning Initiative

What and Why?



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What and Why?

- 
1. Connectivity
 2. Planned Density



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What and Why?



1. Connectivity

There has been a recent focus on specific areas – Downtown Crossing/Route 34, Union Station TOD, Coliseum site – time to bring them together to see what larger synergies are possible!

An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and green spaces. A semi-transparent white rectangular box is overlaid on the top half of the image, containing the main title.

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An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and green spaces. A yellow rectangular box is overlaid on the middle of the image, containing the subtitle.

What and Why?

An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and green spaces. A semi-transparent white rectangular box is overlaid on the bottom half of the image, containing the first point.

1. Connectivity

These projects, when considered (and conceived) together, can better connect neighborhoods-to-neighborhoods and neighborhoods-to-Downtown.



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What and Why?



1. Connectivity

The goal of the study is to reverse-engineer urban renewal and by making New Haven a continuous and connected city and not a city of enclaves separated by highways.



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Why Connections?



To spread economic development opportunities by removing physical barriers between neighborhoods.

An aerial photograph of a city, likely New Haven, showing a mix of residential and commercial buildings, streets, and green spaces. A semi-transparent white rectangular box is overlaid on the upper portion of the image, containing the main title text.

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An aerial photograph of a city, likely New Haven, showing a mix of residential and commercial buildings, streets, and green spaces. A semi-transparent yellow rectangular box is overlaid on the middle portion of the image, containing the subtitle text.

Why Connections?

An aerial photograph of a city, likely New Haven, showing a mix of residential and commercial buildings, streets, and green spaces. A semi-transparent white rectangular box is overlaid on the lower portion of the image, containing the explanatory text.

To provide better access to jobs for ALL New Haven residents



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Why Connections?



To make new retail establishments more viable in under-served neighborhoods
Retailers evaluate sites for stores by looking at pedestrian and vehicular counts. Some traffic is good!



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What and Why?



2. Planned Density

There are limited areas where the City can grow – the Hill-to-Downtown area has the most available land for development and the existing engines for economic growth.



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Why Planned Density?



To steer development to the right locations while protecting the look and feel of the neighborhoods

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Why Planned Density?

An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and green spaces. A semi-transparent white rectangular box is overlaid on the lower portion of the image, containing the explanatory text.

Because the City needs to encourage development to remain competitive, attract new jobs, and increase the tax base to provide necessary city services



What can the City do?



An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and green spaces. A semi-transparent white text box is overlaid on the top portion of the image, and a yellow semi-transparent text box is overlaid on the middle portion. The text in the white box asks 'What can the City do?' and the text in the yellow box discusses providing an overall vision for redevelopment.

What can the City do?

Provide an overall vision for redevelopment – walkable, mixed-use, complete streets, etc.



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Provide an overall vision for redevelopment – walkable, mixed-use, complete streets, etc.

Coordinate the objectives of individual development projects with planning goals, yielding win-win solutions.

An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and a large railway yard in the lower portion. The image is overlaid with three semi-transparent yellow text boxes containing text.

What can the City do?

Provide an overall vision for redevelopment – walkable, mixed-use, complete streets, etc.

Coordinate the objectives of individual development projects with planning goals, yielding win-win solutions.

Serve as a communication conduit between citizens and private developers.

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What can the City do?

Enact zoning changes to promote the appropriate density and mix of uses.

An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and green spaces. The image is overlaid with three semi-transparent text boxes. The top box is white with black text, the middle and bottom boxes are yellow with black text.

What can the City do?

Enact zoning changes to promote the appropriate density and mix of uses.

Partner with other agencies to build infrastructure (streets, open space, and transit)

What can't the City do?



An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and green spaces. A semi-transparent white text box is overlaid on the top portion of the image.

What can't the City do?

Require specific uses beyond the general land use categories and provisions for ground-level retail

An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and a large highway interchange. The image is overlaid with three semi-transparent text boxes. The top box is white with black text, the middle and bottom boxes are yellow with black text.

What can't the City do?

Require specific uses beyond the general land use categories and provisions for ground-level retail

Act as the developer for projects

An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and a large highway interchange. The image is overlaid with three semi-transparent yellow rectangular boxes containing text. The top box is white with black text. The middle and bottom boxes are yellow with black text.

What can't the City do?

Require specific uses beyond the general land use categories and provisions for ground-level retail

Act as the developer for projects

Redevelop the City all at once

An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and a large railway yard in the lower-left quadrant. The image is overlaid with several semi-transparent text boxes. The top box is white with black text, and the four boxes below are yellow with black text.

What can't the City do?

Require specific uses beyond the general land use categories and provisions for ground-level retail

Act as the developer for projects

Redevelop the City all at once

Own or control most sites

An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and green spaces. The image is overlaid with several semi-transparent yellow and white rectangular boxes containing text.

What can't the City do?

Require specific uses beyond the general land use categories and provisions for ground-level retail

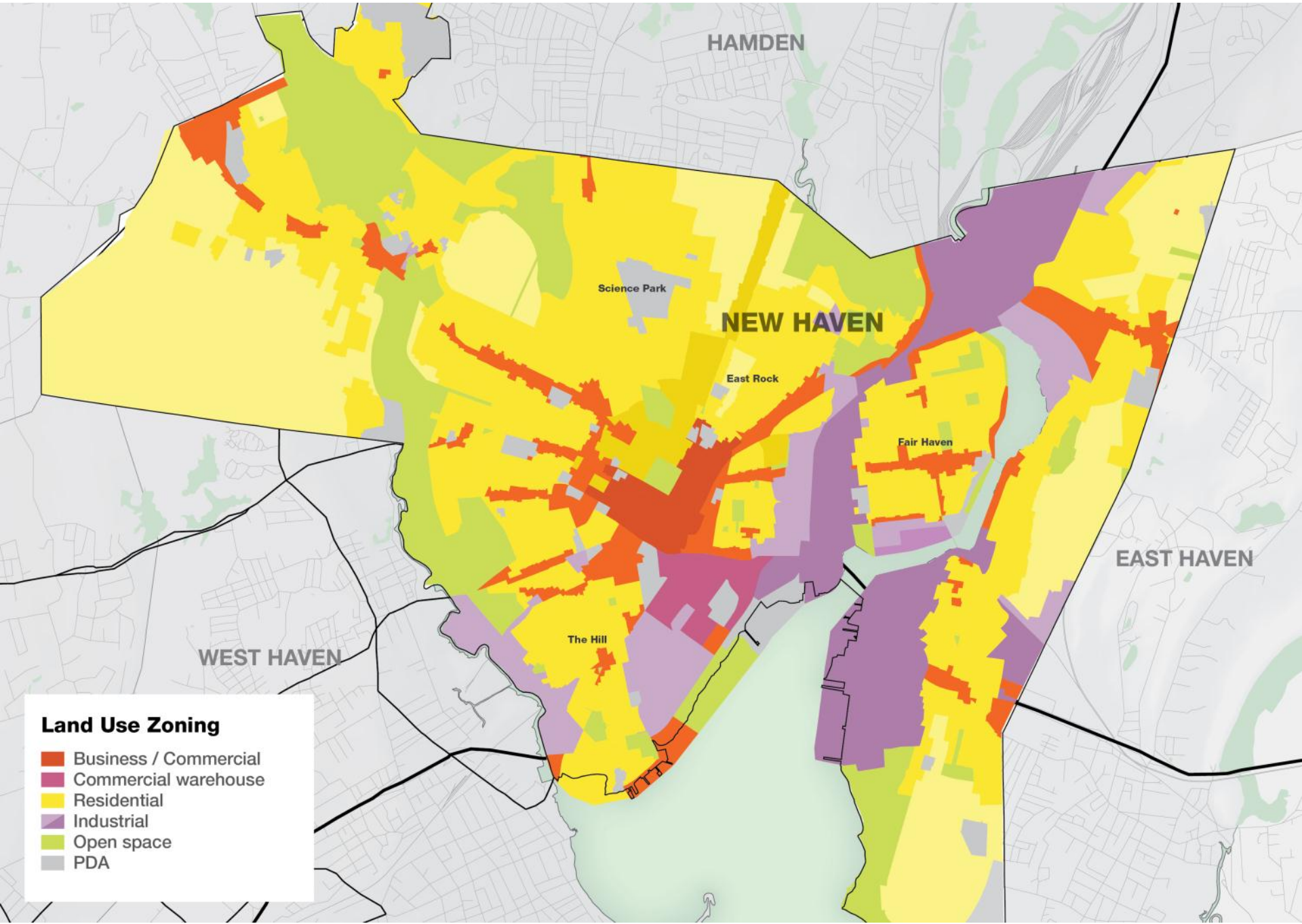
Act as the developer for projects

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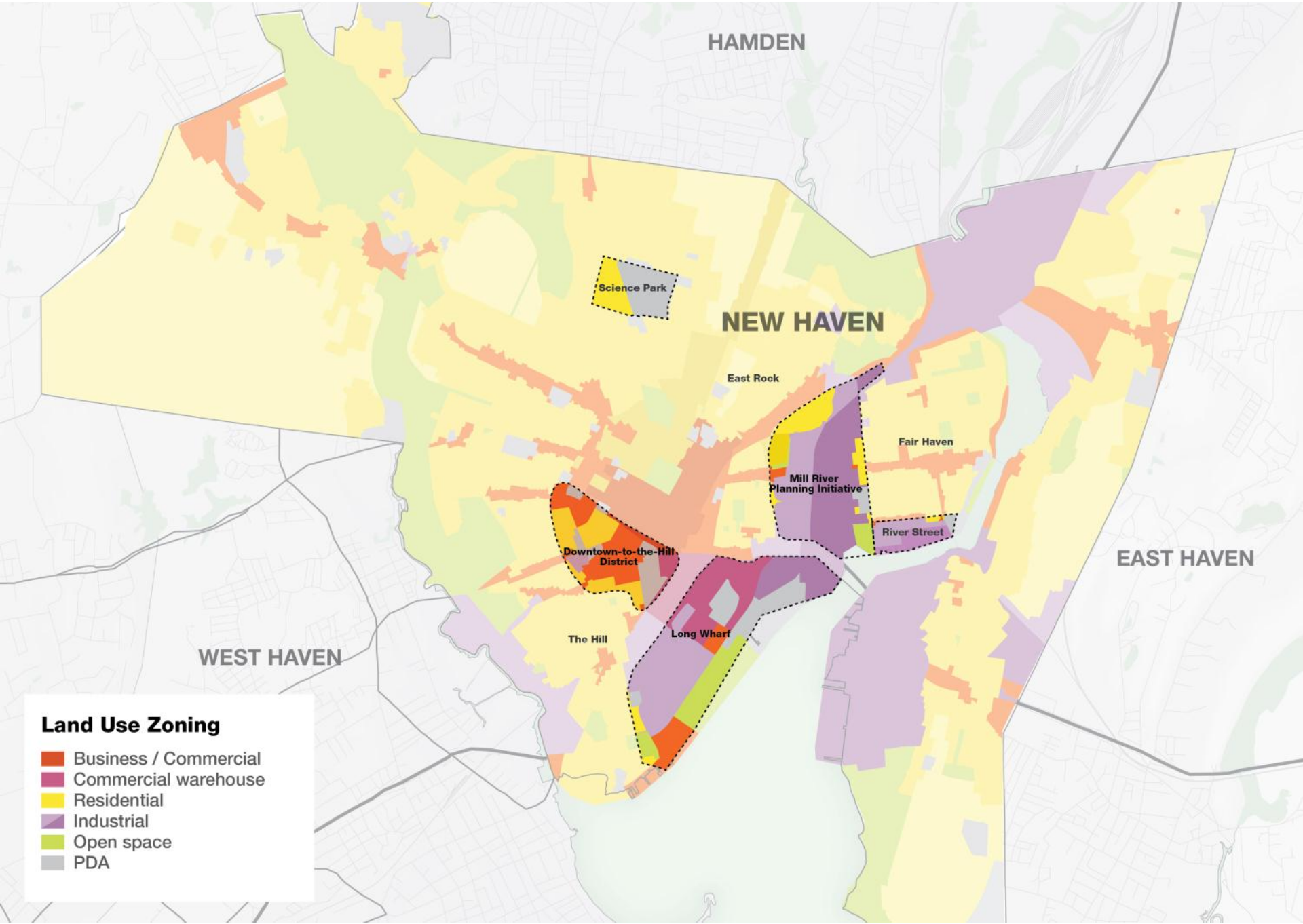
Own or control most sites

Pay for it all

A Healthy and Diverse Range of Land Uses in New Haven



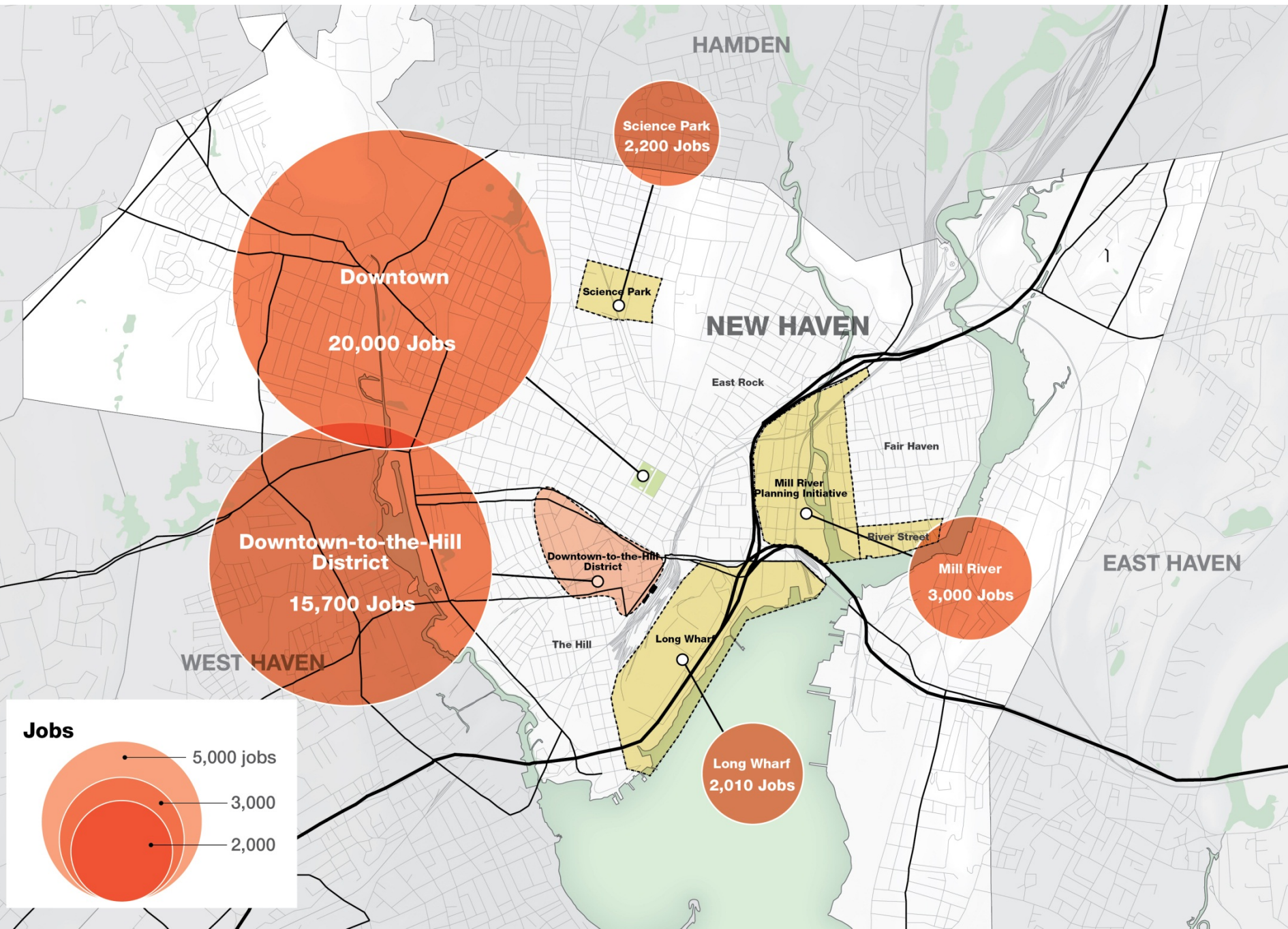
City's Planning Initiatives are Focused on Non-Downtown Employment Centers



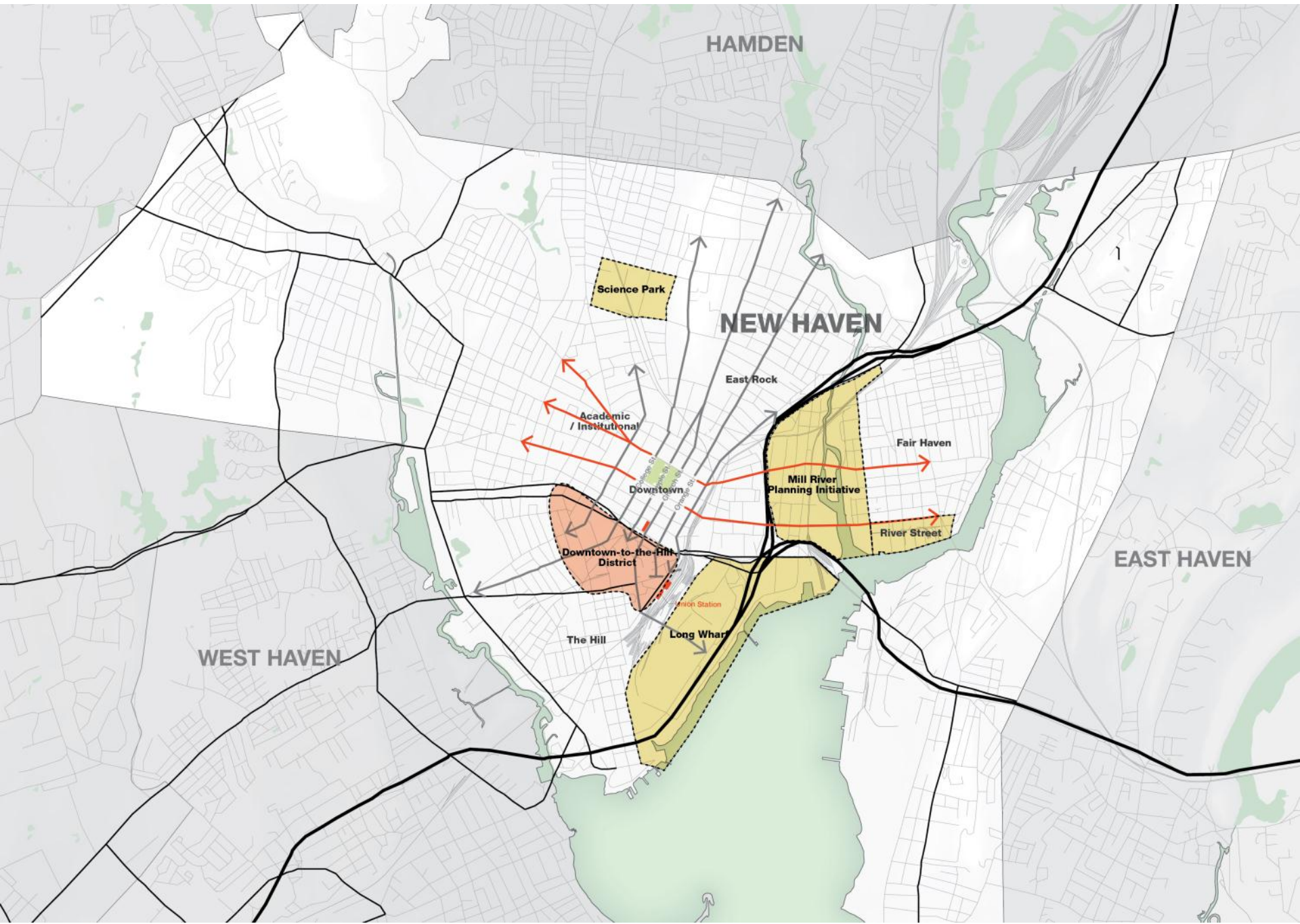
Land Use Zoning

- Business / Commercial
- Commercial warehouse
- Residential
- Industrial
- Open space
- PDA

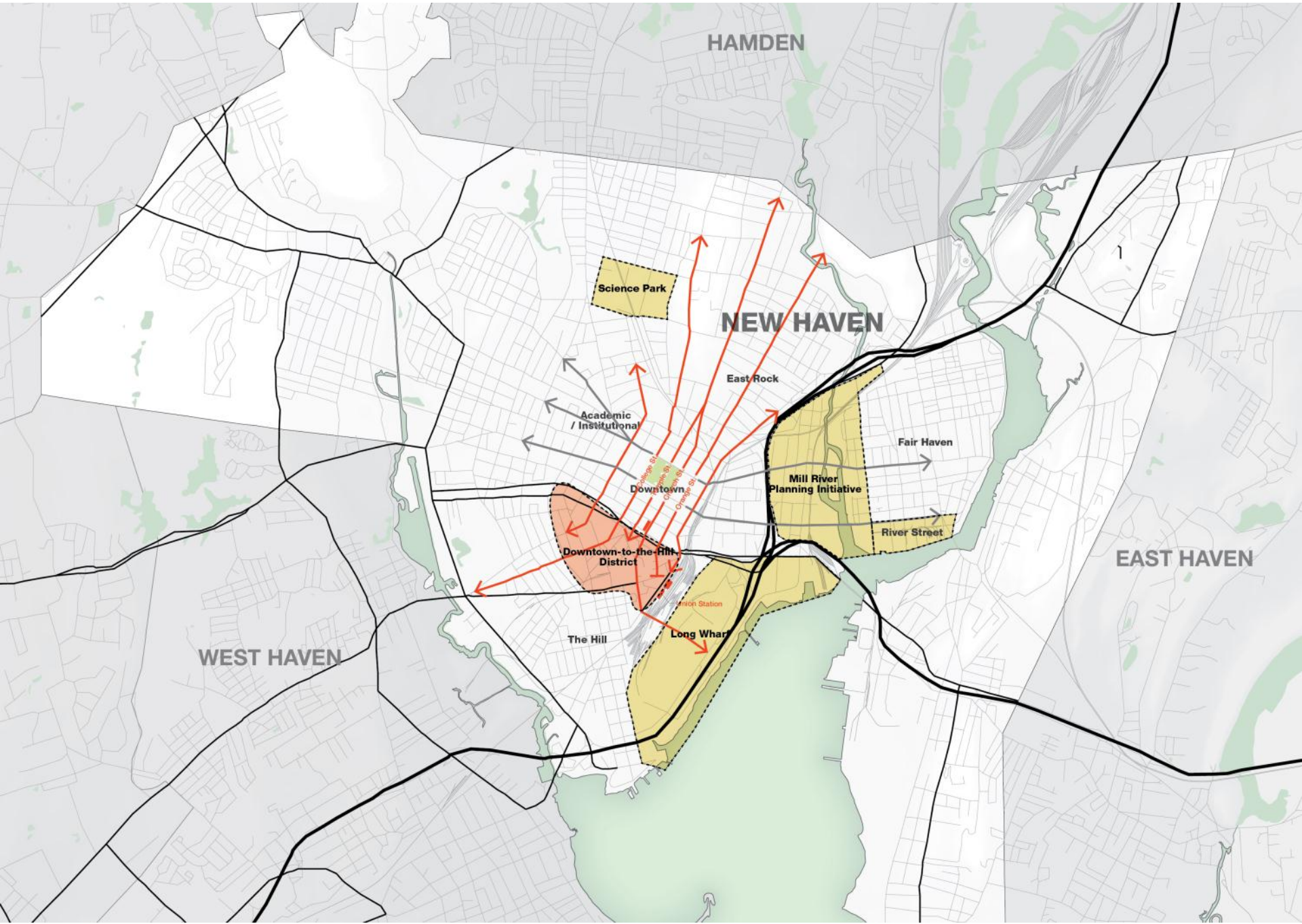
Distribution of Jobs in New Haven Provide Opportunities for All Residents



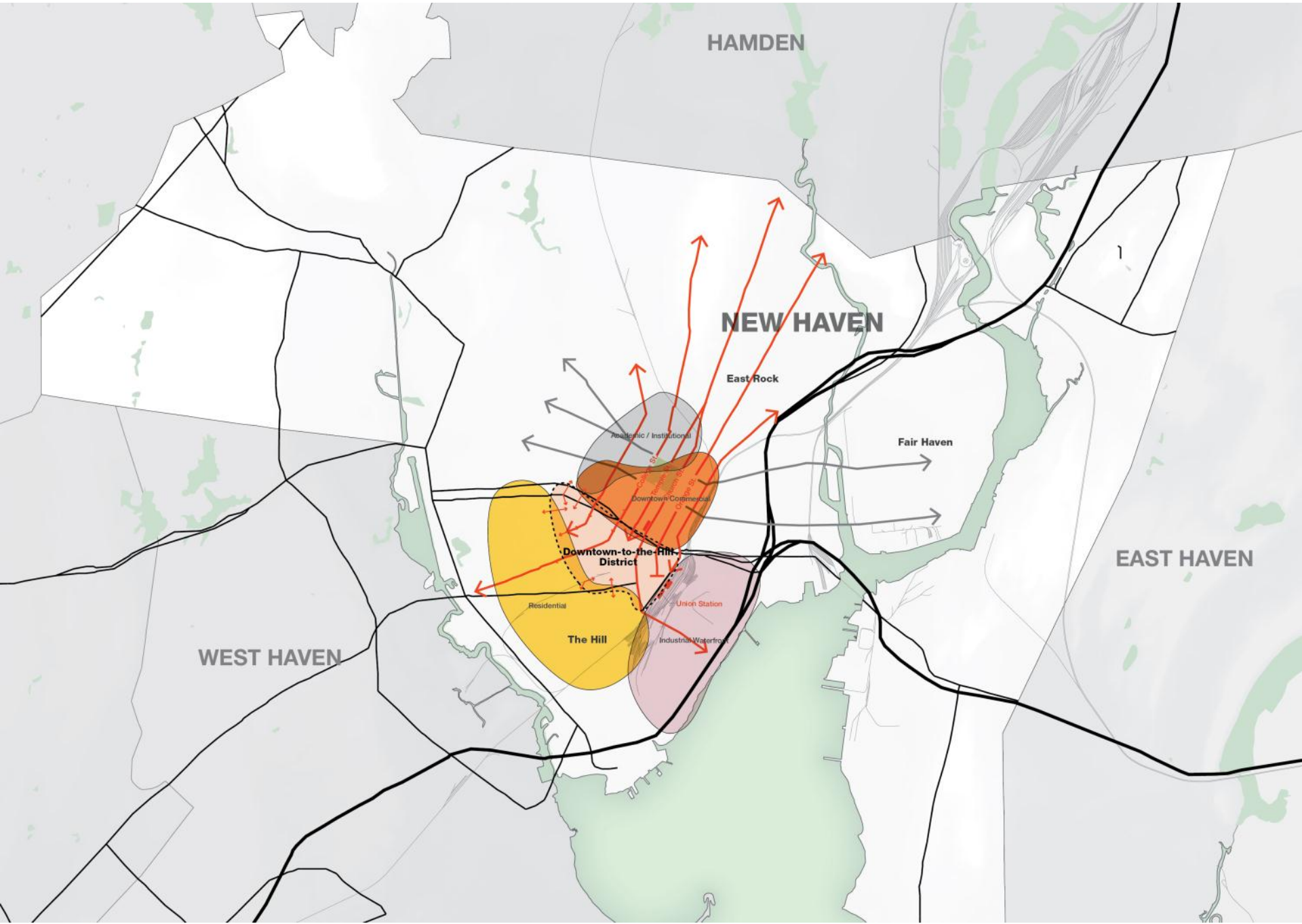
East-West Streets Connect Residents to Jobs



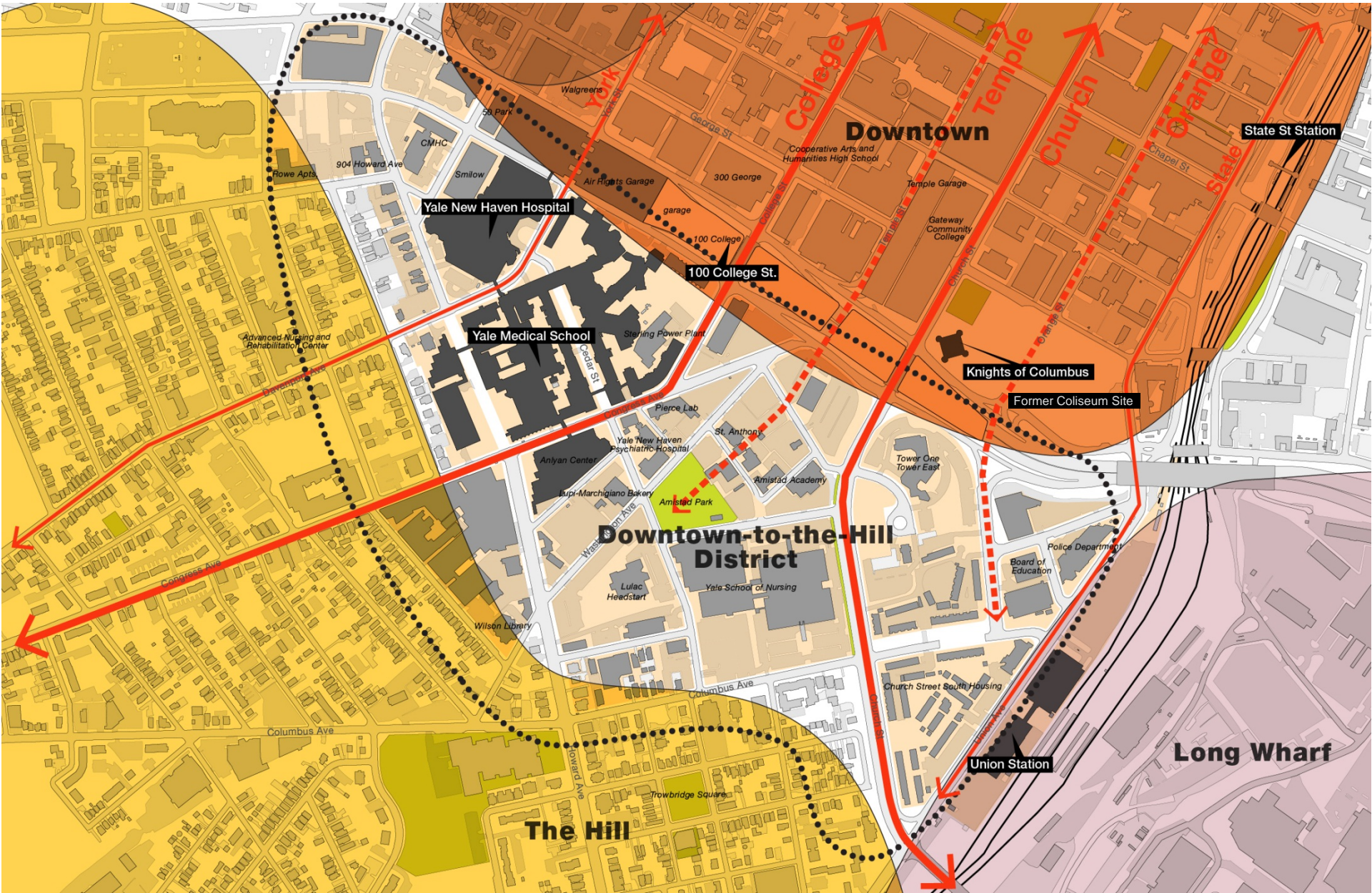
North-South Streets Connect Residents to Jobs



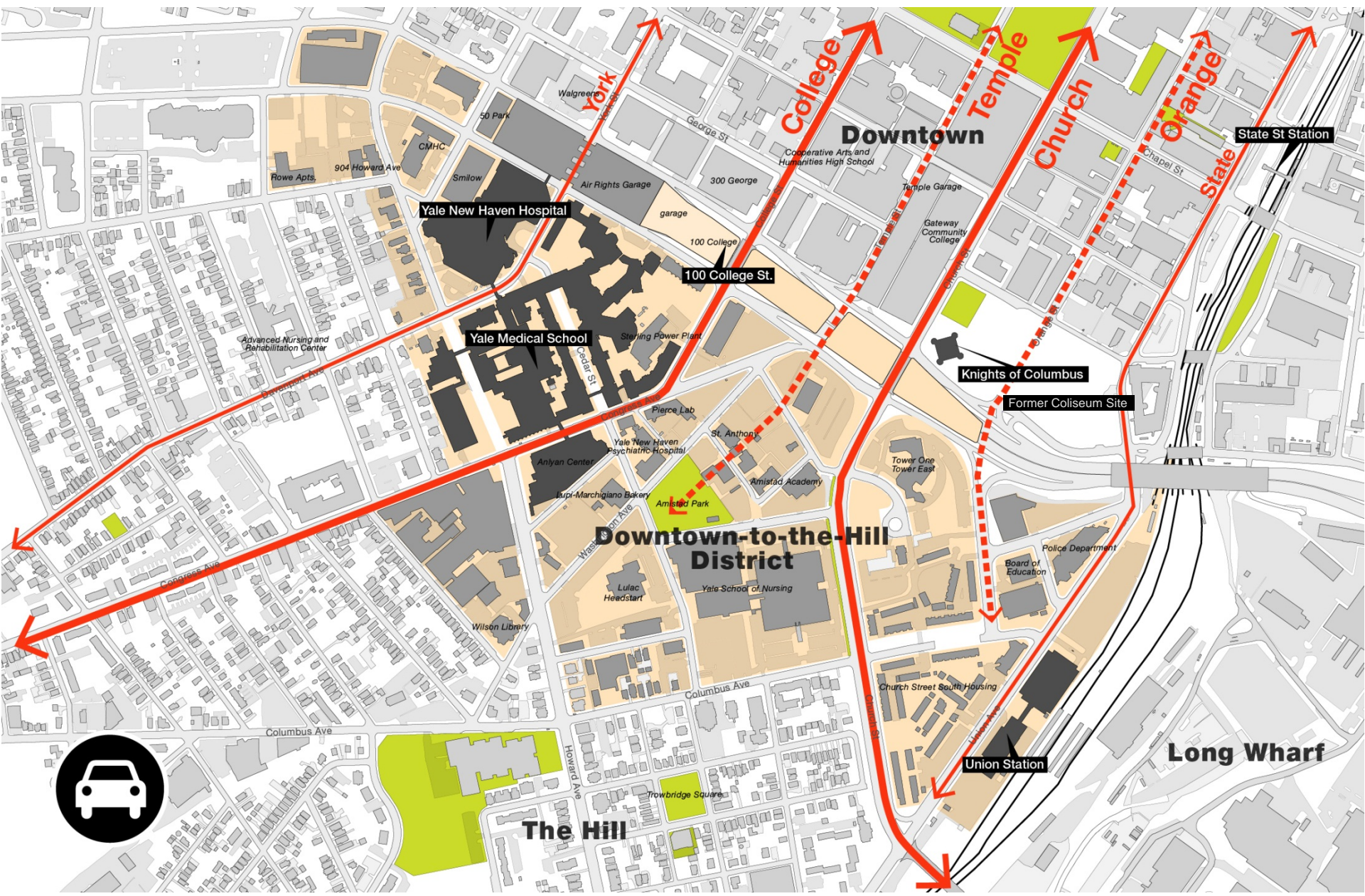
Improved North-South Connections Improve Economic Activity



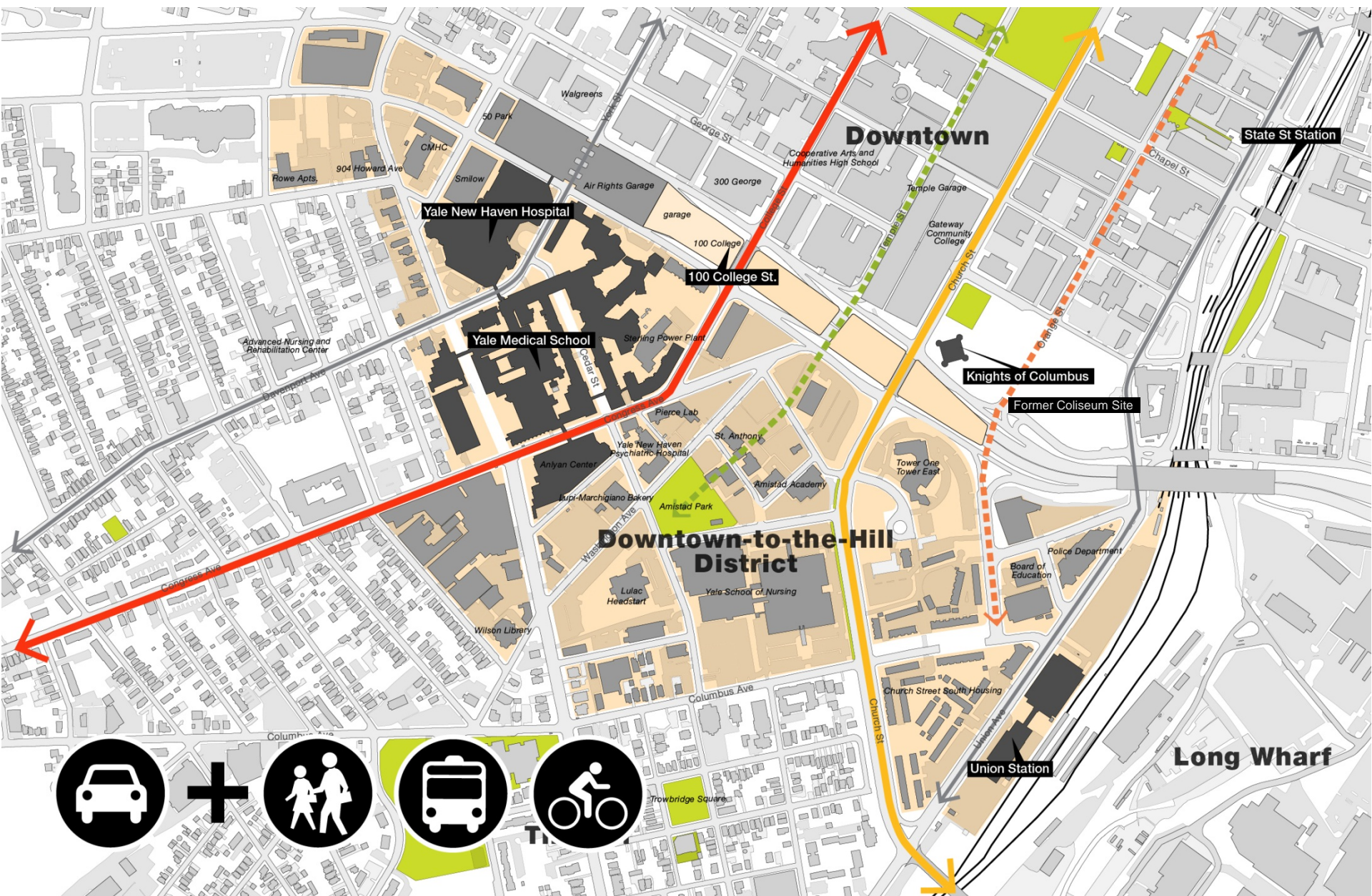
Improved North-South Connections Improve Economic Activity



Plan for Complete Streets – pedestrians, bicycles, transit, and vehicles

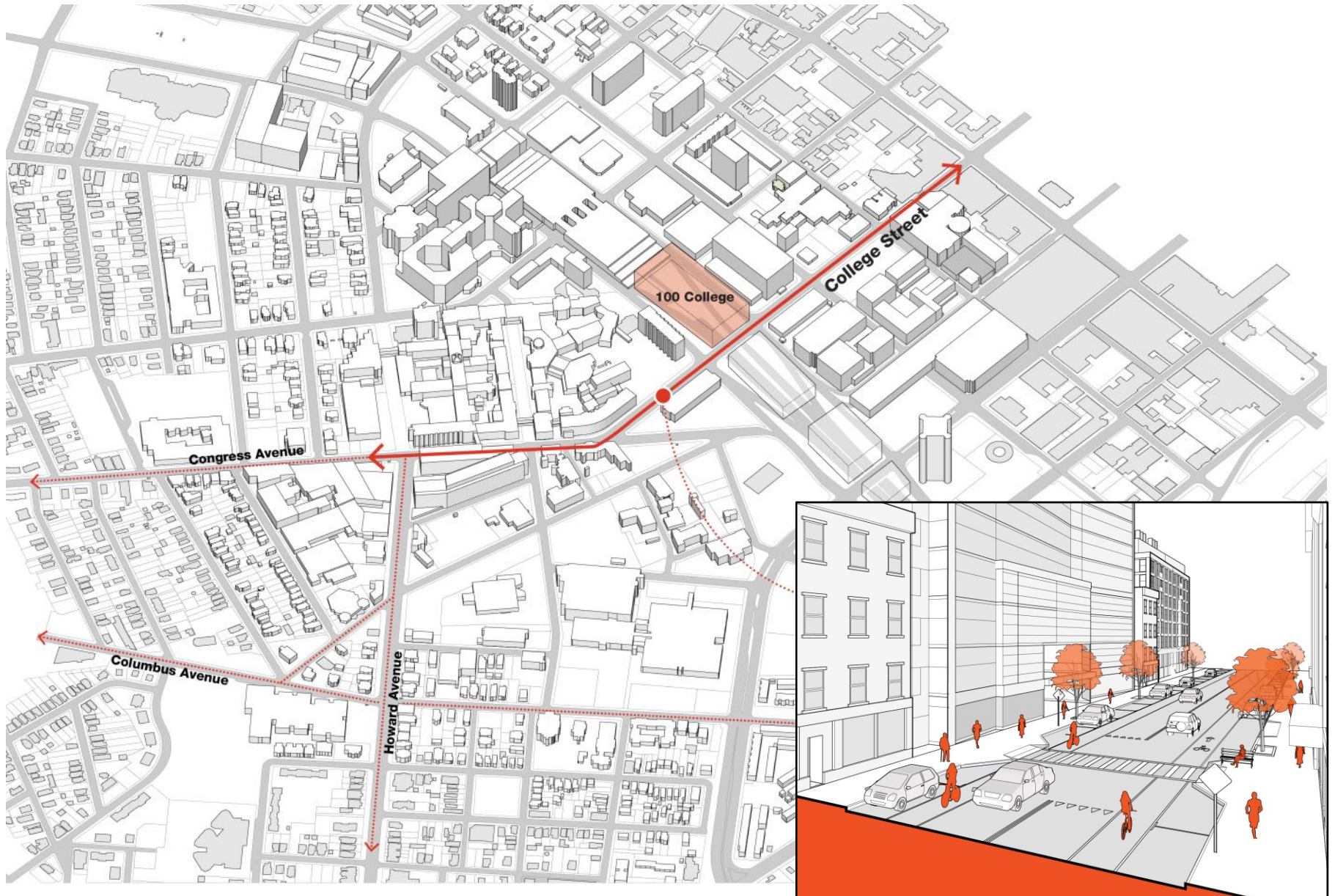


Plan for Complete Streets – pedestrians, bicycles, transit, and vehicles



Streets are public spaces – each one should have a unique character

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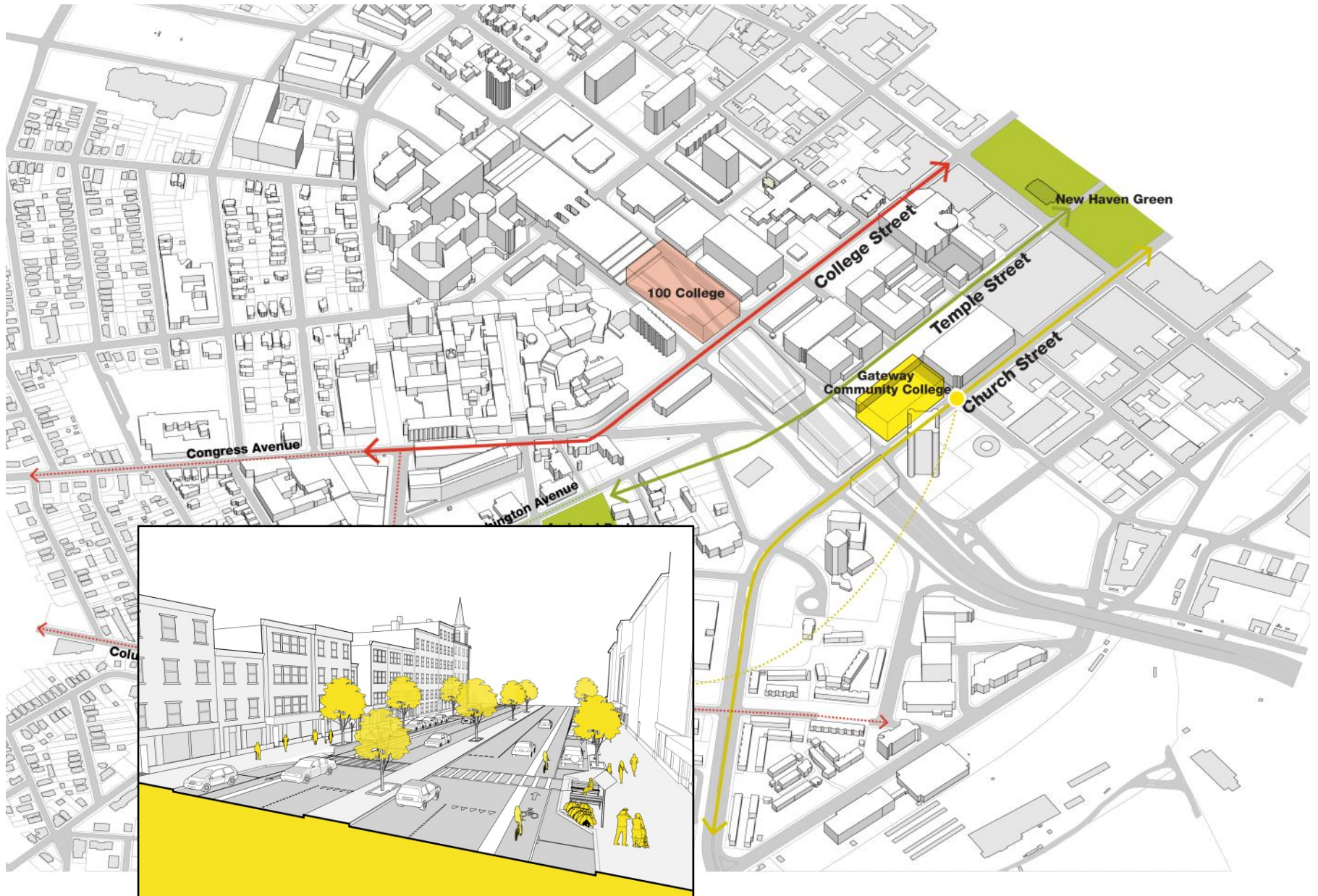
College Street is an important mixed-use street

Streets are public spaces – each one should have a unique character



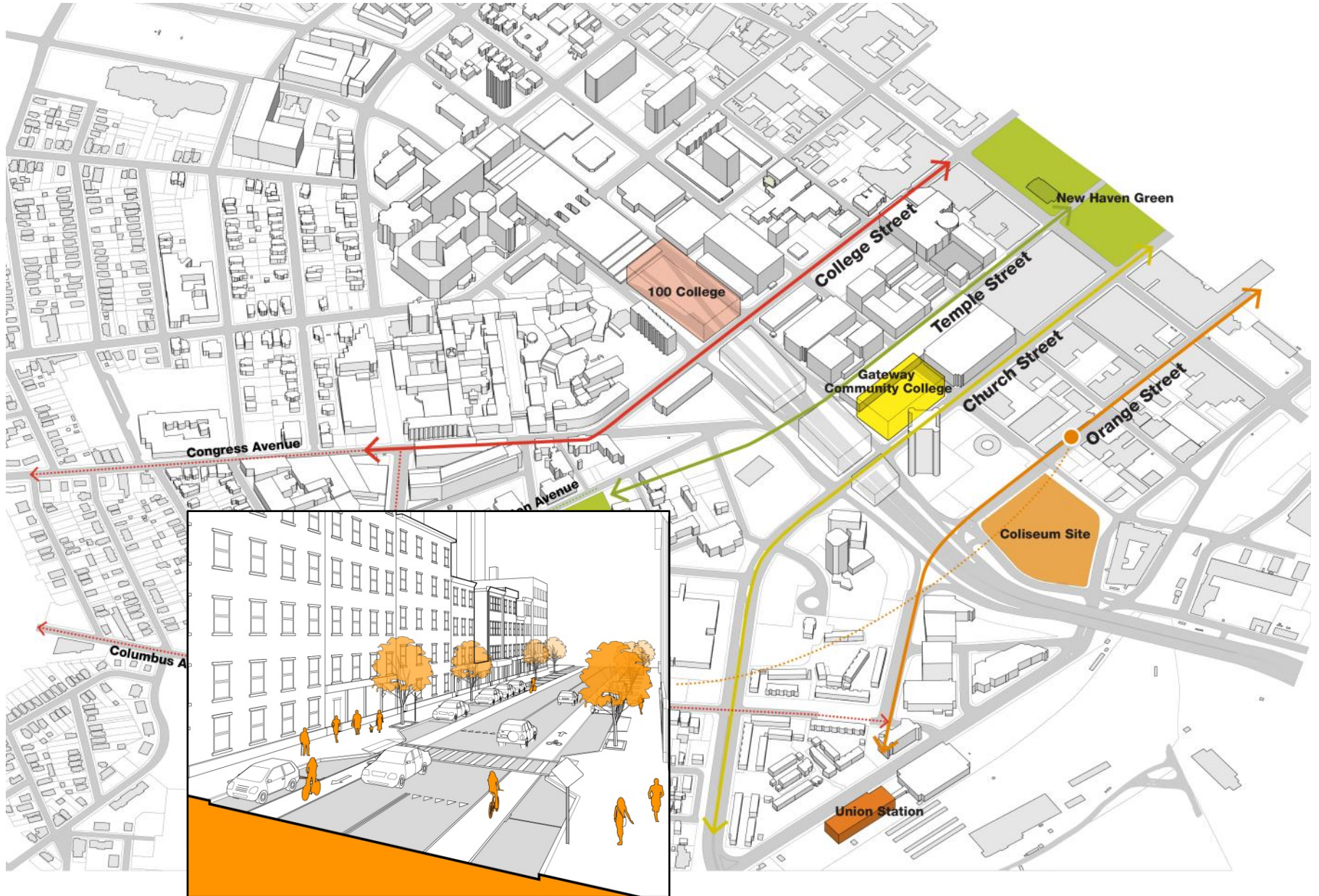
Temple Street can connect the Green to the green (Amistad Park)

Streets are public spaces – each one should have a unique character



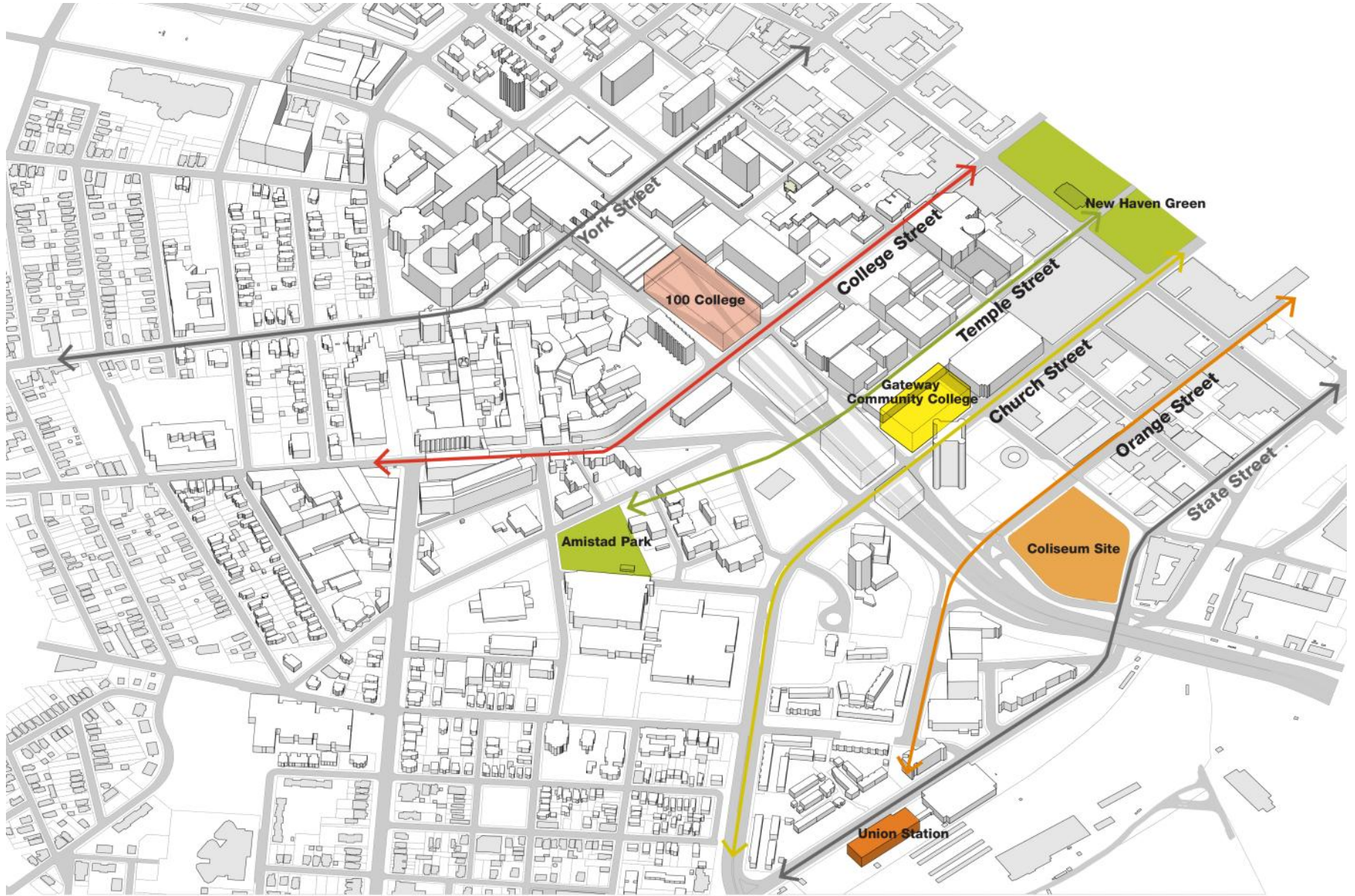
Church Street has the dimensions to be a beautiful boulevard

Streets are public spaces – each one should have a unique character

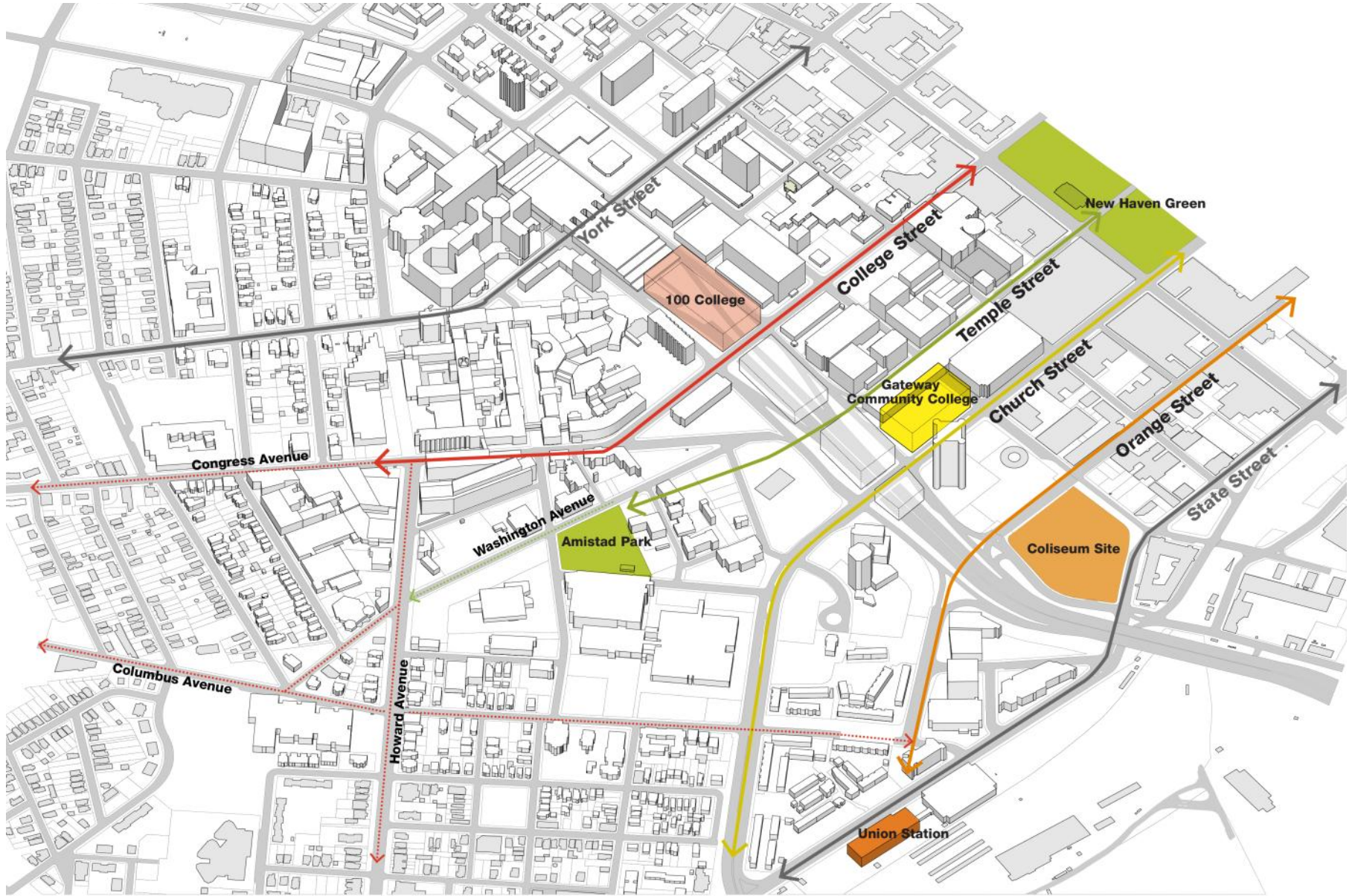


Orange Street could continue the look and feel of the Ninth Square blocks

Improved North-South streets will encourage economic activity in the Hill



Improved North-South streets will encourage economic activity in the Hill



Improved North-South streets will encourage economic activity in the Hill

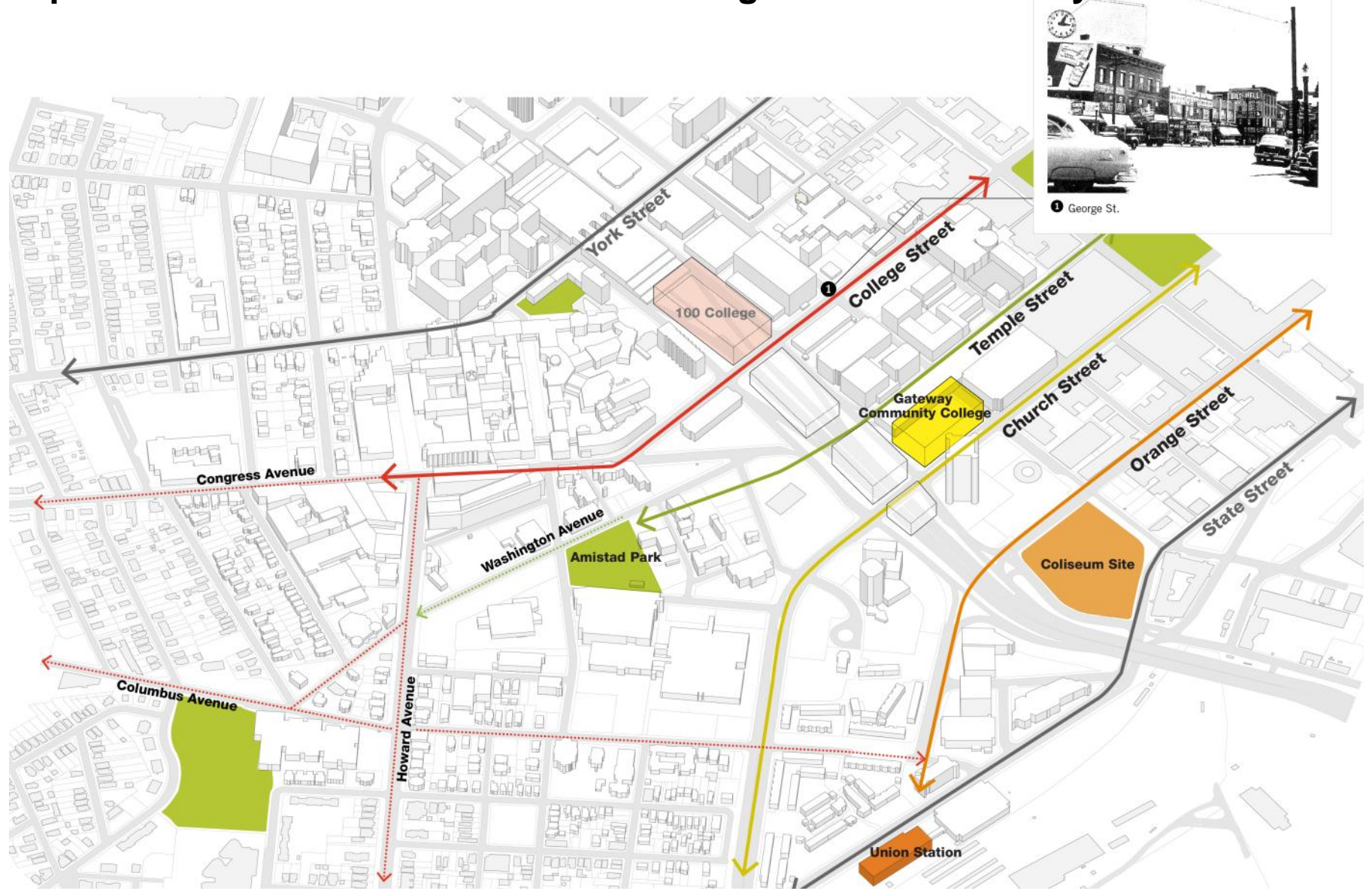


Photo credit: The New Haven Museum & Historical Society

Historically, commercial activity was prevalent in the area

Improved North-South streets will encourage economic activity in the Hill

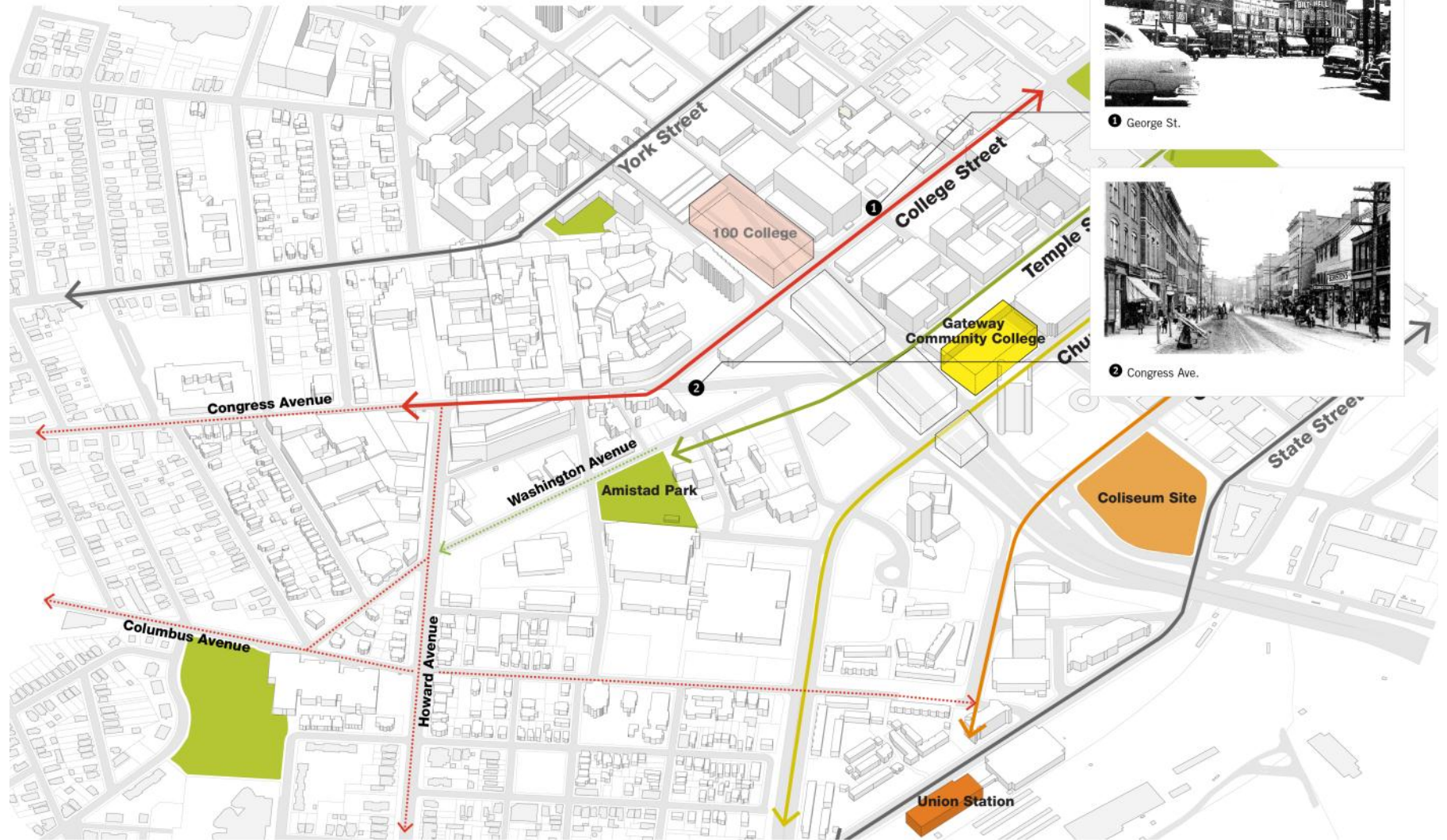
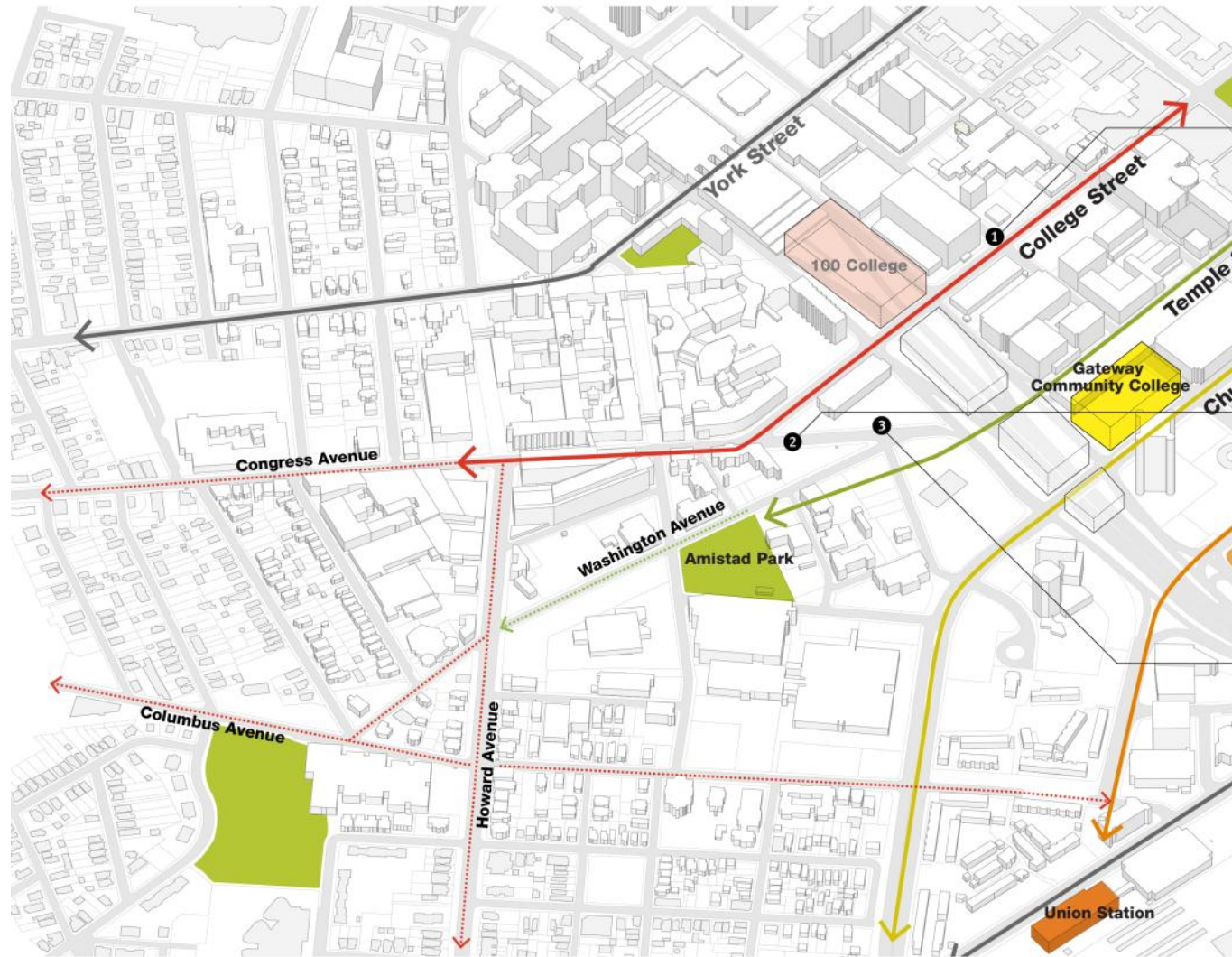


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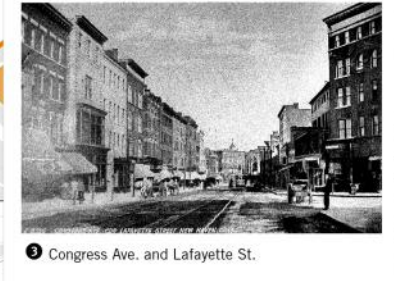
Improved North-South streets will encourage economic activity in the Hill



1 George St.



2 Congress Ave.

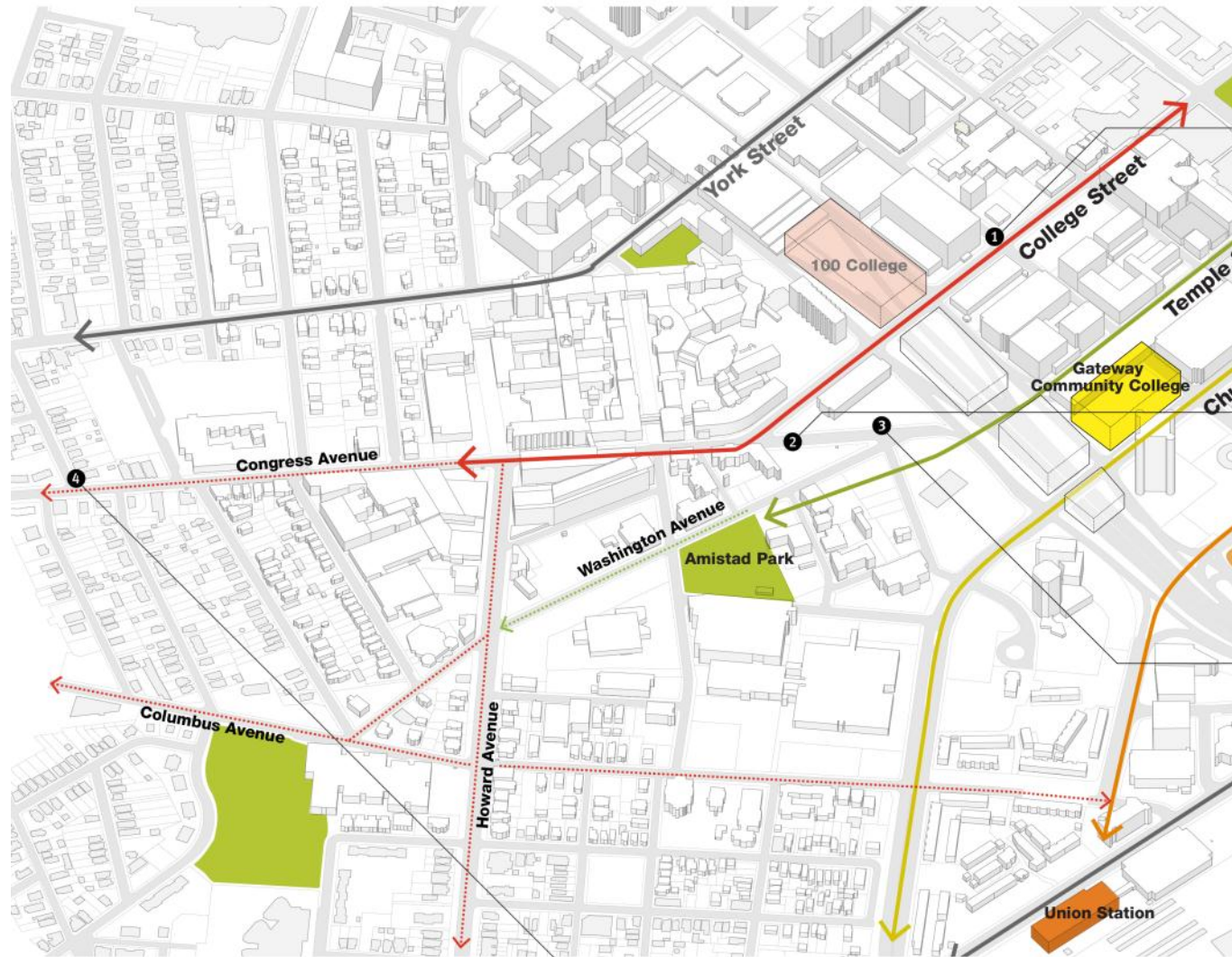


3 Congress Ave. and Lafayette St.

Photo credit: The New Haven Museum & Historical Society

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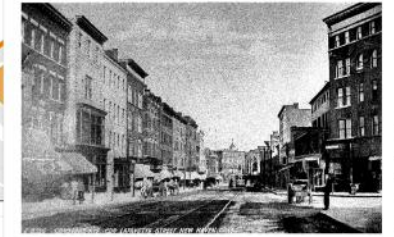
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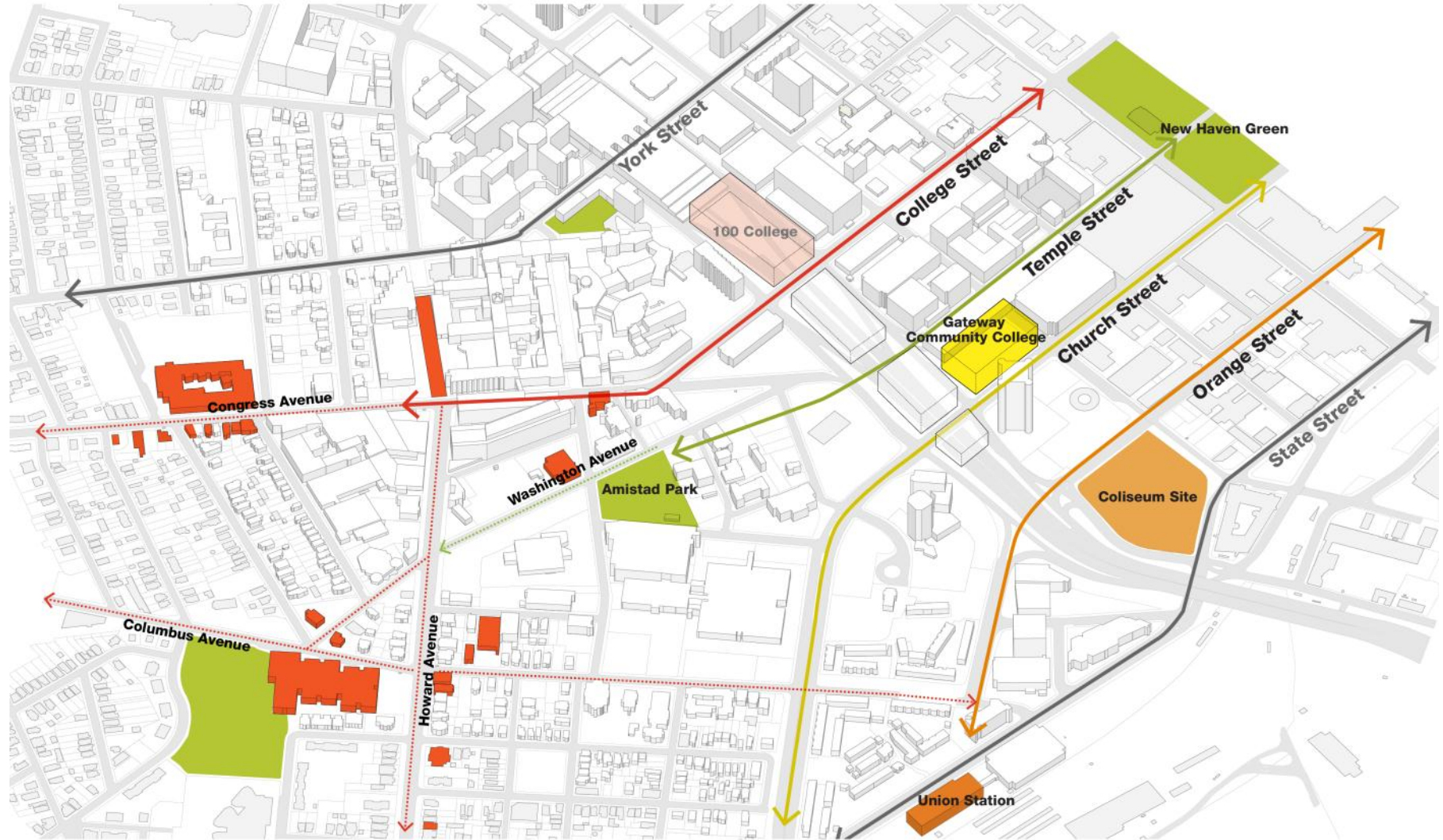


4 659-61 Congress Ave.

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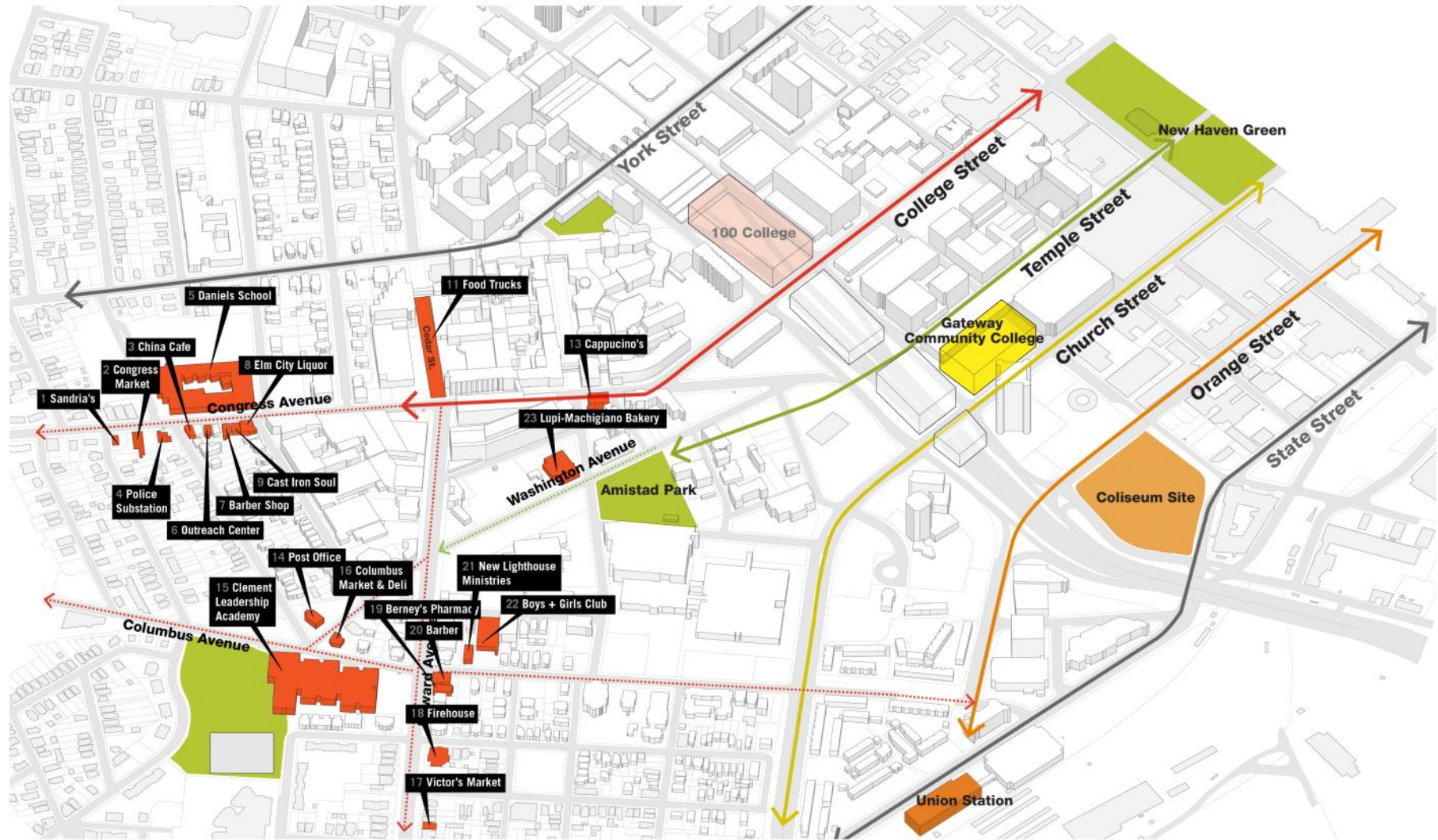
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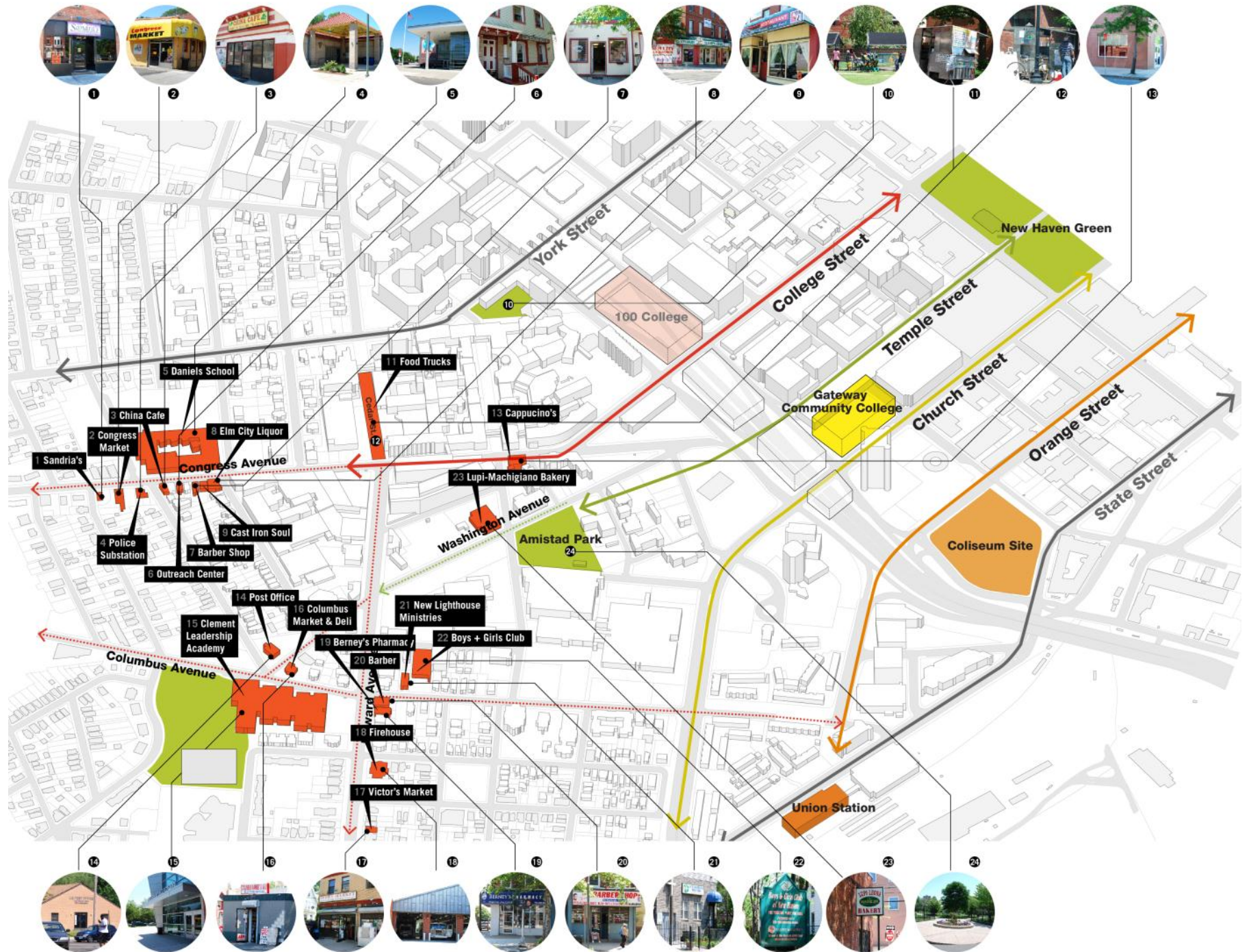


Existing institutions and businesses provide the initial framework for denser commercial corridors – which equals more jobs and activity

Improved North-South streets will encourage economic activity in the Hill

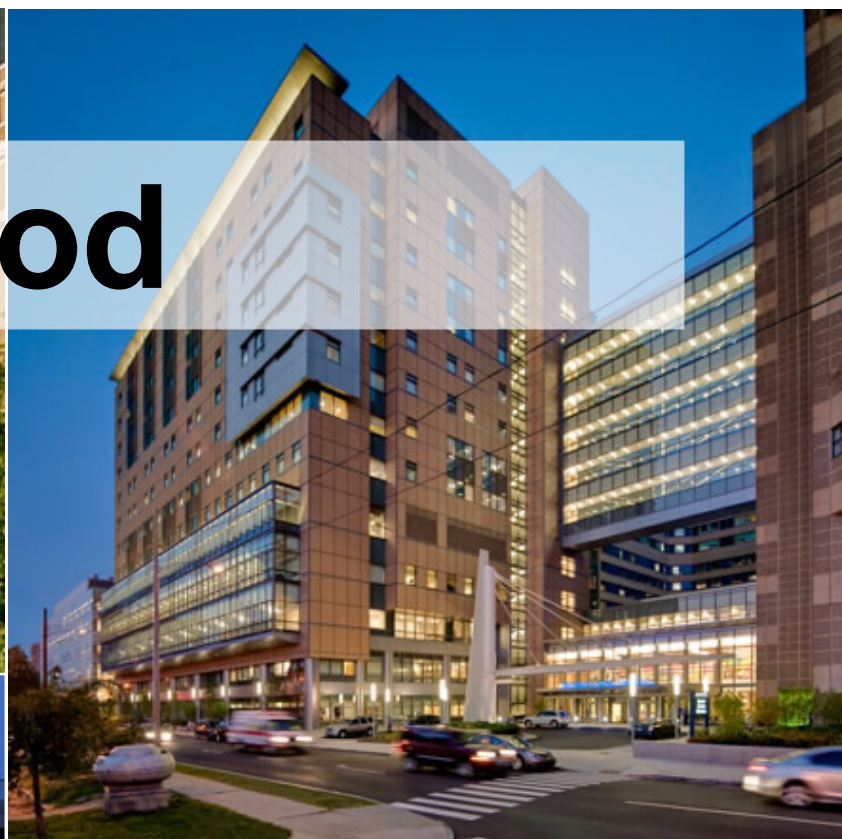


Existing institutions and businesses provide the initial framework for denser commercial corridors – which equals more jobs and activity





Growth is Good





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Partners, Projects, Process

Current Projects

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Connecting the Hill, the Medical District, Union Station and more

Team: Goody Clancy
Nelson/Nygaard
CDM Smith
CHA
Svigals and Partners
Newman Architects
Ninigret Partners
W-ZHA
Zimmerman/Volk
MJB Consulting
(Legal firm TBD)

Current Projects

Coliseum site

Live Work Learn Play is currently doing feasibility studies

Team: Live Work Learn Play, Newman Architects, Tighe & Bond

Downtown Crossing Full Build

100 College/Tiger 2 underway – Planning for rest of corridor

*Team: Parsons Brinkerhoff, Newman Architects, Chan Krieger Sieniewicz/
NBBJ, Fitzgerald & Halliday, Ninigret Partners, Langan Engineering*

Union Station TOD

Expanding accessibility and creating new business opportunities

*Team: W-ZHA, Goody Clancy, MJB Consulting, Milone & MacBroom, Walker
Parking*

An aerial photograph of a city, likely New Haven, Connecticut, showing a dense urban area with various buildings, streets, and green spaces. A prominent yellow banner is overlaid at the top of the image.

Long-term Possibilities

Church Street South

This planning initiative will explore this important piece of the puzzle

Nursing School Site

Yale's decision to move the Nursing School opens up new opportunities in the heart of the area.

Police Station Site

A significant opportunity across from Union Station

Next Steps

Hill-to-Downtown Meeting #1 - September
Kick-off meeting to discuss planning framework and goals

Downtown Crossing – October/November
Update on latest designs and opportunity for input

Hill-to-Downtown Meeting #2 – Dec/January
Interactive event to solicit targeted feedback

Hill-to-Downtown Website

To provide a forum for on-going dialogue as the plan emerges

- Facebook – www.facebook.com/HilltoDowntown
- MindMixer – coming soon