

# TABLE OF CONTENTS



**City of New Haven**  
John DeStefano, Jr., Mayor

## Table of Contents

### I. Introduction

A. Legal Standing.....	I.1
Relationship to Other Plans .....	I.1
Process for Amendments .....	I.1
B. Planning History.....	I.2
C. Community Involvement.....	I.6

### II. Plan Summary

A. Plan Summary.....	II.1
B. Commission Directives .....	II.2
Quality Standard.....	II.2
Regional Standing.....	II.4
Sense of Place.....	II.5
C. Summary of Chapter Recommendations.....	II.7
Housing and Neighborhood Planning .....	II.7
Economic Development.....	II.11
Coastal Area Planning.....	II.13
Transportation.....	II.16
Environment.....	II.19
Downtown.....	II.23
D. Proposed Land Use.....	II.26
E. Summary of Concept Map and Geographic Locations.....	II.29

### III. Community Overview

A. Regional Setting.....	III.1
B. Historical Setting .....	III.2
C. Physical Setting .....	III.3
Geology.....	III.3
Climate.....	III.4
D. Demographic Setting .....	III.5
Population in the South Central Region of Connecticut, 1960-2000.....	III.6
Population and Density by Neighborhood .....	III.7
Population by Age and Gender .....	III.8
Population by Race and Ethnicity .....	III.9
Population Projection for 2010 .....	III.10
E. Existing Land Use .....	III.11

## Table of Contents

### IV. Housing and Neighborhood Planning

A. General characteristics.....	IV.1
Housing Units by Type of Development.....	IV.1
Housing Sector Activity.....	IV.2
Owner Occupancy.....	IV.4
Distressed Housing.....	IV.5
Affordable Housing and Government Assisted Housing in Connecticut.....	IV.7
Historic Preservation.....	IV.9
B. Planning Considerations.....	IV.11
C. Recommendations .....	IV.13

### V. Economic Development

A. The New Haven Economy.....	V.1
B. Employment.....	V.1
Employment by Sector.....	V.2
Unemployment.....	V.3
C. Economic Base.....	V.3
D. Land Use .....	V.6
Industrial Sector .....	V.6
Commercial Sector .....	V.8
Retail Sector.....	V.10
E. Neighborhood Commercial Districts .....	V.11
F. Planning Considerations.....	V.13
G. Recommendations .....	V.15

### VI. Downtown

A. Introduction.....	VI.1
B. Existing Conditions.....	VI.2
Population.....	VI.2
Land Use .....	VI.4
Vacant Land .....	VI.5
Vacant Building Space.....	VI.6
Residential Sector.....	VI.7
Historic Resources .....	VI.7
C. Near Term Initiatives.....	VI.9
D. Assessment of Existing Conditions .....	VI.15
Physical Form / Public Realm .....	VI.16
Physical Form / Private Realm .....	VI.18
Movement of People .....	VI.21
Parking .....	VI.23

## Table of Contents

Varieties of Use .....	VI.23
E. Site Based Opportunities.....	VI.25
F. Recommendations .....	VI.27
<b>VII. Coastal Area Planning</b>	
A. Overview .....	VII.1
B. Historical Setting .....	VII.2
C. Land Use .....	VII.3
D. Environmental Context.....	VII.5
Air Quality.....	VII.5
Water Quality .....	VII.6
Stewardship of Property .....	VII.7
E. Geographic Context.....	VII.8
West River.....	VII.8
City Point.....	VII.10
Long Wharf.....	VII.10
Canal / Belle Dock.....	VII.11
Fair Haven and Mill River .....	VII.13
Quinnipiac Meadows.....	VII.14
Port District.....	VII.15
East Shore.....	VII.16
F. Planning Considerations.....	VII.17
G. Recommendations .....	VII.18
<b>VIII. Transportation</b>	
A. General Characteristics.....	VIII.1
Journey to Work .....	VIII.2
B. Vehicular Circulation.....	VIII.4
Congestion.....	VIII.4
C. Interstate Improvements.....	VIII.5
D. Passenger Rail.....	VIII.6
Amtrak.....	VIII.6
Shore Line East .....	VIII.7
Metro-North Railroad .....	VIII.7
E. Public Bus System.....	VIII.8
F. Waterborne Transportation.....	VIII.10
G. Freight Railroads.....	VIII.11
H. Air Transportation.....	VIII.12
I. Greenways and Trails.....	VIII.14
J. Planning Considerations.....	VIII.15
K. Recommendations .....	VIII.16

## Table of Contents

### **IX. Community Services**

A. Overview .....	IX.1
B. New Haven Free Public Library.....	IX.1
C. New Haven Public Schools.....	IX.3
Capital Improvement Program .....	IX.4
D. New Haven Animal Shelter.....	IX.6
E. Public Safety .....	IX.6
F. Fire Safety.....	IX.8
G. General Guidance on New Facilities .....	IX.9
H. Utilities .....	IX.10
Fiber Optic and Broadband Service .....	IX.10
Gas Transmission.....	IX.10
Electric Production.....	IX.11
Electric Distribution.....	IX.11

### **X. Environment**

A. Overview .....	X.1
B. New Haven Green Map.....	X.2
C. Air Quality.....	X.3
Energy Efficiency.....	X.4
Climate Change.....	X.5
Hazardous Air Pollutants.....	X.6
D. Water Quality .....	X.7
E. Floodplains.....	X.10
F. Landscape Features .....	X.12
Traprock Ridges.....	X.12
Tidal Wetlands.....	X.14
Endangered Species.....	X.14
Parks and Open Space.....	X.14
Protection of Open Space.....	X.20
G. Land Use Planning.....	X.24
H. Planning Consideration.....	X.26
I. Environment and the Economy.....	X.28
J. Recommendations .....	X.29

### **XI. Appendix**

A. Notes and References	
B. New Haven Data Book	

## Table of Contents

### List of Figures

#### Introduction

1.1	Nine Square Plan, 1639 .....	I.2
1.2	Gilbert / Olmsted Plan, 1910.....	I.3
1.3	Rotival Plan, 1942 .....	I.4
1.4	Planning Workshop, 2003.....	I.7

#### Plan Summary

	Enhancements to Neighborhood Commercial Districts.....	II.2
	Natural Resource and Open Space Protection.....	II.3
	Harbor Access.....	II.4
	Guidance for Neighborhood Revitalization.....	II.5
	Opportunities for Mixed Use Infill Development.....	II.6
	Proposed Land Use Map .....	II.8

#### Community Overview

3.1	Location Map.....	III.1
3.2	New Haven Green.....	III.2
3.3	Immigration in New Haven.....	III.5
3.4	Population of New Haven, 1800 - 2000.....	III.6
3.5	Population of New Haven relative to South Central Connecticut, 1970 - 2000....	III.7
3.6	Population of New Haven by age, 2000.....	III.8
3.7	Population of New Haven by race and ethnicity, 2000.....	III.9
3.8	Projected Population of New Haven, 2010.....	III.10
3.9	Existing Land Use .....	III.12
3.10	Table of Existing Land Use .....	III.13

#### Housing and Neighborhood Planning

4.1	Oblique photograph of New Haven (A. MacLean).....	IV.1
4.2	Housing Units by Type in New Haven, 1999.....	IV.2
4.3	New Haven's Share of the Region's Permit Activity, 1981 - 2000.....	IV.3
4.4	Number of Owner Occupied Units in New Haven, 1970 - 2000.....	IV.4
4.5	Vacant Structures, 2000.....	IV.6
4.6	Homes at Monterey, HOPE VI Development .....	IV.7
4.7	Units of Appeals List Housing in New Haven and the Rest of the Region.....	IV.8

## Table of Contents

4.8	Quinnipiac River and Historic District .....	IV.9
4.9	Median Residential Class Property Values within Local Historic Districts.....	IV.10
4.10	Housing and Neighborhood Opportunities.....	IV.14

### **Economic Development**

5.1	Adaptive Reuse, Marlin Firearms Building .....	V.1
5.2	Location of Employment in the New Haven Labor Market Area, 2000.....	V.2
5.3	Unemployment Rate in New Haven and Connecticut, 1990 – 2000.....	V.3
5.4	Estimated Basic Industrial Employment in the New Haven Region, 2000 .....	V.4
5.5	Biotechnology in New Haven .....	V.5
5.6	Commercial and Industrial Class Property in New Haven, 2001.....	V.7
5.7	Significant Vacant and /or Underused Industrial Space in New Haven.....	V.8
5.8	Office Vacancy Rates in New Haven, Hartford and Fairfield County, 2001.....	V.9
5.9	State Street Commercial District.....	V.12
5.10	River Street Municipal Development Plan.....	V.13
5.11	Economic Development Opportunities .....	V.16

### **Downtown**

6.1	Oblique photograph of Downtown New Haven .....	VI.1
6.2	Downtown New Haven Base Map.....	VI.3
6.3	Downtown Population of Select Cities.....	VI.4
6.4	Land Use in Downtown New Haven .....	VI.5
6.5	CBD Office Vacancy Rate Comparison.....	VI.6
6.6	Structures with Residences, Significant Commercial Structures and Theaters.....	VI.8
6.7	Conceptual Rendering of Ninth Square at Chapel / Church (H. Newman) .....	VI.10
6.8	Conceptual Rendering of the Chapel Square Mall with outward storefronts .....	VI.11
6.9	Proposed Open Space and Gateway Plan (H. Newman) .....	VI.12
6.10	Proposed Gateway Plan at Ground Level (H. Newman).....	VI.13
6.11	Various existing conditions in Downtown New Haven .....	VI.15
6.12	Media Box Placements .....	VI.17
6.13	Underused Parcels, generally for surface parking .....	VI.18
6.14	Vacant / Underused Properties, Certain Infrastructure Needs.....	VI.19
6.15	Incompatible Building Forms or Street Facings.....	VI.20
6.16	Commuters at the New State Street Station.....	VI.22
6.17	Downtown New Haven Opportunities .....	VI.23

### **Coastal Area Planning**

7.1	New Haven Harbor Plan, conceptual rendering .....	VII.1
7.2	Canal Dock, c. 1878.....	VII.2

## Table of Contents

7.3	Land Use Classifications within the Coastal Management District.....	VII.3
7.4	Coastal Management District.....	VII.4
7.5	Average Annual Particulate 2.5 Concentrations in Select Cities, 1999.....	VII.5
7.6	Existing Conditions at River Street.....	VII.7
7.7	West River Memorial Park Master Plan.....	VII.9
7.8	Connecticut DOT Alternative Concept for Interstate 95 at Long Wharf.....	VII.11
7.9	Proposed Canal Dock.....	VII.12
7.10	Conceptual Rendering of River Street (A. Neelson).....	VII.13
7.11	Land Use at the Port of New Haven.....	VII.15

### Transportation

8.1	State Street and the Northeast Rail Corridor.....	VIII.1
8.2	Percent of Residents Commuting by Non-Motorized Transportation, 2000.....	VIII.2
8.3	Map of the Transportation Network.....	VIII.3
8.4	Total and Per Capita Annual Vehicle Miles Traveled.....	VIII.4
8.5	Conceptual Rendering of the new Pearl Harbor Memorial “Q” Bridge.....	VIII.5
8.6	New State Street Station.....	VIII.7
8.7	CT Transit Boardings, 1999.....	VIII.9
8.8	Port of New Haven.....	VIII.10
8.9	Intermodal Activity at Chapel Street.....	VIII.12
8.10	Service Potential at Tweed-New Haven Airport.....	VIII.13
8.11	Transportation Opportunities.....	VIII.17

### Community Services

9.1	Public Works in New Haven.....	IX.1
9.2	New Haven Public Libraries.....	IX.2
9.3	Additions and Renovations to Edgewood School.....	IX.4
9.4	Police Patrols at New Haven Harbor.....	IX.7
9.5	United Illuminating Company’s Map of the Downtown Interconnect.....	IX.11

### Environment

10.1	The Quinnipiac River.....	X.1
10.2	Average Annual Particulate 2.5 Concentrations, 1999.....	X.3
10.3	Greenhouse Gas Emissions, Per Capita.....	X.5
10.4	Map Showing the Status of the Sewer Separation Project.....	X.8
10.5	Combined Sewer Overflows, Two Year Storm Event.....	X.9
10.6	Canoeing along the West River.....	X.10
10.7	FEMA Boundaries, 100-Year Storm.....	X.11
10.8	The New Haven Green.....	X.12
10.9	Topographical Map.....	X.14



## Table of Contents

10.10	Coastal Erosion at Vietnam Veterans Memorial Long Wharf Park .....	X.16
10.11	Map Illustrating the Progression of Fill at New Haven Harbor.....	X.17
10.12	Map of DEP Areas of Natural Concern.....	X.18
10.13	Map of Parks and Open Space.....	X.19
10.14	Map Showing the Statewide Change in Urbanized Areas, 1970 – 1990.....	X.23
10.15	Elements of the Harborside Trail.....	X.25
10.16	Environmental Opportunities.....	X.28
10.17	Proposed Open Space Acquisitions.....	X.30