



2005

## Annual Report of the City Plan Department



<http://cityofnewhaven.com>

City of New Haven  
John DeStefano, Jr.  
Mayor

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*On the cover: Aesthetic recommendations for the Ferry Street Bridge, prepared by the City Plan Department.*

## 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.

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.

City Plan also contributes staff support to the City Plan Commission, the Board of Zoning Appeals and the Historic District Commission. In these roles, City Plan provides technical assistance, analysis and mapping of land use applications. City Plan advises the Board of Zoning Appeals on variances, special exceptions and other applications. Staff have also worked closely with Economic Development to support the City's new Port Authority and to implement the River Street Municipal Development Plan.

In addition, department staff participates on the Transportation Committee at the South Central Council of Governments, in the Long Island Sound Assembly, at DataHaven, the School Buildings Advisory Committee and the Environmental Advisory Committee. Staff continues to participate on more short-term assignments including the Quinipiac Terrace Advisory Committee, the We Win Coalition and the GO-alition trail / bike advisory committee.

The Department is pleased to provide this report for calendar year 2005, noting another busy year for the City Plan Commission and significant progress on waterfront planning – including completion of a Hazard Mitigation Plan that enables the City to apply for FEMA grants. In 2006, the department looks forward to completion of a new Coastal Program, initiation of major transportation programs for Route 34 and the new Future Forward economic development program.

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**Products, Publications and Services**

The following are the major documents and products available at the City Plan Department:

- Aldermanic Ward & Section Maps \*
- Comprehensive Plan of Development & Data Book\*
- GIS Base Map (digital format)
- Inland Wetland Regulations \*
- Soil Erosion & Sediment Control Regulations \*
- New Haven Green Map \*
- River Street Municipal Development Plan
- Zoning Map and Individual Section Sheets

\*indicates that the product is available at [www.cityofnewhaven.com](http://www.cityofnewhaven.com) at no cost. The department’s fee schedule for all applications can be found online as well.

**New Web Page**

City Plan was pleased to work with the Office of Information Technology to improve and reformat the City Plan web page. From our site residents and businesses may download most of our planning documents and maps at no charge. Of note, City Plan also worked with the Office of the City and Town Clerk to publish the Zoning Ordinance online. The zoning maps have been reviewed as well and will be posted in 2006.



*New City Plan Home Page*

## CITY PLAN COMMISSION

### *Membership*

#### Charter-Specified Members

The Honorable John DeStefano, Jr., Mayor \*

Richard H. Miller, City Engineer \*

Joseph Jolly (D-14), Aldermanic Representative (term expires 1/07)

#### Appointed Members

#### Four-Year Term, Expiration Date Shown

Patricia A. King, Chair	2/09
Roy Smith	2/07
Marlene R. Tureck	2/07
J. McT. Elijah Huge	2/09

#### Alternates

#### Three-Year Term, Expiration Date Shown

Audrey Tyson	1/08
Vacancy **	1/06
vacancy	1/07

\* Non Voting Member

\*\* Donna Harris (alternate member) resigned in April, 2005.

### *Overview*

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 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.

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.

The Commission serves as the City's Conservation Commission and the Inland Wetlands Agency. As such, the Commission 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.

*2005 City Plan Commission  
Activity Summary*

<b>TOTAL MEETINGS</b>	<b>18</b>
<b>TOTAL MATTERS CONSIDERED BY COMMISSION IN 2005</b>	<b>383</b>
Zoning Ordinance Text & Map Amendments (excluding PDD/PDU)	06
Amendments to Commission Regulations and Guidelines	00
Authorization for CPC to Submit Ordinance Amendments	01
Planned Developments (PDD/PDU)	
Application & General Plans or Amendments	00
Detailed Plan Reviews	02
Minor Amendments/Modifications	04
Other PDD or PDU actions	04
Required Zoning Ordinance Referrals from Board of Zoning Appeals (excluding CSPRs)	28
Coastal Site Plan Reviews (CSPR) (inc. Referrals from BZA)	51
Inland Wetland Reviews	08
Soil Erosion and Sediment Control Plan Reviews (SESC)	05
Site Plan Reviews	73
Special Permits	06
Land Dispositions and Acquisitions (excluding LCI)	07
Livable City Initiative Acquisitions	02
Livable City Initiative Dispositions	98
Municipal Development Plans/MDP Actions	00
Redevelopment Agency Advisories	02
Renewal Plan Amendments	00
Board of Education Statutory Reviews/Acquisitions/Funding	03
Authorization to Apply for / Accept Grants	06
Consolidated Plan Review	02
Bond Resolutions / CTDA Designations	03
General Budget / Capital Project Redesignations/Amendments	02
Utility & Other Easements (Signage, Awnings, etc.)	12
Requests for Outdoor Seating	00
Ordinance Amendments (Other than Zoning)	06
Lease/Development/Tax Agreements/Contracts/MOUs	12
Residential Parking Zones	00
Street Closures, Extensions, Realignments, Abandonments, New Streets	02
Naming of Street Corner/Walkway	06
Other Aldermanic Referrals	06
Minutes	21
Other Planning Activities (Hazard Mitigation and Coastal Program)	04



*2005 City Plan Commission Highlights*

**Planned Developments.** The Connecticut Appellate Court’s decision in *Campion v. Board of Aldermen, et. al.*, affected the administration of Section 65, the Planned Development section of the New Haven Zoning Ordinance.<sup>1</sup> Section 65 covers Planned Development Districts (PDDs) and Planned Development Units (PDUs). This decision has complicated the development review process for many large investments proposed in the city. Instead of Planned Developments, new zoning districts were approved this year in support of two major projects:

*Worthington Hooker School (Proposed new site at 691 Whitney Avenue)*<sup>2</sup>

1366-01 ZONING ORDINANCE TEXT AMENDMENTS to Title VI, Volume III of the Code of Ordinances Pertaining to Section 15: Special High Density (City Plan Executive Director).

1366-02 ZONING ORDINANCE MAP AMENDMENT, Change Zone of 691 WHITNEY AVENUE (216-482 005) from a Split Zone designation (RH-1/RS-1) to RH-1 (City Plan Executive Director).

*The Mews at Crown Court (Proposed 22 luxury townhouses within PDD #2)*

1372-08 ZONING MAP AMENDMENT, Amend City of New Haven Zoning Map to Change Zone of 123 and 129 York Street in block bounded by York, Crown, High and George Streets (MBP 262-0219-00100, 00200 and 00300) from PDD #2 to Central Business/Residential District (BD-1) (Owner/Applicant: The Mews at Crown Court, LLC/New Haven Towers Association, L.P.)

**Yale-New Haven Hospital Proposed Cancer Center.** Yale-New Haven Hospital (YNHH) submitted a package of requested actions and approvals, including proposed zoning text / map amendments, air rights, easements, land acquisitions, etc. in support of the proposed YNHH Cancer Center. The Cancer Center is proposed to be the fourth hospital pavilion (“north pavilion”), located at the southeast corner of Park Street and South Frontage Road. The new 450,000 s.f. state-of-the-art facility is intended to consolidate and expand a number of cancer care services, now spread throughout the hospital campus and surroundings. These include care and diagnostic services, inpatient beds, outpatient space, radiology facilities and operating rooms.

To enable construction of the Cancer Center, YNHH proposed text amendments to the New Haven Zoning Ordinance (to establish a new “BD-MI” zoning district) and then requested that several parcels be designated BD-MI on the zoning map. In addition, YNHH submitted related requests for air rights, easements, property acquisitions, etc. in support of the Cancer Center. In 2005, the City Plan Commission heard #1371-01, the

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<sup>1</sup> In 2005, a lower court interpreted *Campion* to exclude PDUs, thereby enabling a parking garage at Yale to move forward.

<sup>2</sup> The Worthington Hooker School approvals were appealed and heard at Superior Court in January, 2006.

proposed text amendment<sup>3</sup>, #1371-02, the proposed map amendments as well as #1373-01, which concerns the air rights, easements and similar matters. Other items, including the proposed parking plan and property acquisitions, are still to be addressed by the Commission.



*Proposed Yale New Haven Hospital Fourth Pavilion, Yale Cancer Center*

**Yale University.** Yale University continues its major building programs. In 2005, the Commission saw the completion of the new Yale Police Station on Ashmun Street, the Class of 1954 Chemistry Building and the Malone Engineering Center. Both Chemistry and Engineering are located on Prospect Street. The Malone Center project included construction of one block of the Farmington Canal Line. Also in 2005, the Commission approved site plans for the new Prospect Hill parking facility as well as renovations to Trumbull College, Yale Bowl, Silliman College and Davenport College.

**New Waste Processing Facilities and Junkyards Ordinance.** Following a two-year moratorium, City Plan is pleased to report the adoption of new Zoning Ordinance amendments concerning junk yard and solid waste processing facilities. The amendment pertains to Section 46(d) and 46(h) and, in total, comprise a substantial reconstruction of

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<sup>3</sup> The City Plan Commission provided advisory guidance and a recommendation to the Board of Aldermen in Jan., 2006 regarding the proposed text amendment.

the city's policies and permit review of these facilities, as described below and on the following page.

*Section 46(d). Junk yard, automobile recycling, and scrap metal processing*

SECTION 46(D) requires new and existing facilities to conform to new, enumerated standards. The new standards are designed to lessen the impact on adjoining property owners, to require better management practices and facilitate enforcement actions against non-complying facilities. Special protections are included for existing facilities operating with or without a current special permit. For example, existing non-conforming facilities will have six months to apply for and obtain a Special Permit to continue operations.



*The condition of certain waste and scrap facilities is a concern of government officials and many residents.*

*Section 46(h). Solid waste*

SECTION 46(H) prohibits the construction and operation of new facilities and provides specific new standards for reviewing applications to modify or renew Special Permits for existing facilities. The proposed ordinance sets strict conditions for operation and provides for revocation of the permit upon specified events of noncompliance. In addition to detailed site plans, applications for modify or renew must include provisions for suppressing noises and odors, for preventing and controlling fire and explosions, and for managing dust, debris, and stormwater run-off.

**Paper Streets Moratorium.** In response to several recent contentious and complex proposals, Alders. Robert Lee (11) and Arlene DePino (18) initiated a moratorium on the issuance of building permits for certain new development on paper and / or unimproved streets (“paper streets”) in the City of New Haven. Paper streets are defined by city ordinance to mean any street, highway, passageway, alley, lane, court or driveway which

serves access to one or more lots and which is not an accepted and approved city street or state highway. These streets often appear on city street maps, even though they may not be paved or even graded. The alders have expressed concern that developers are again looking to build new homes on paper streets and there is a risk to public health, safety and welfare if these streets are not improved to accommodate new residents. The moratorium is for a period of 12-months.

### **New Haven Coastal Program**



*The City's coastal area is a defining economic, cultural and environmental resource.*

#### *Background*

In the late 1970's, the City worked closely with the DEP and the legislative delegation on adoption of the Connecticut Coastal Management Act (CCMA) and soon thereafter applied the new law at the local level. In May, 1980, the New Haven Zoning Ordinance was amended to add a new Section 55, Coastal Management District. Section 55 regulates most development activity within 1,000 feet of the mean high water mark. In February, 1983, the Municipal Coastal Program was established. The plan has been amended modestly from time to time.

The City Plan Commission is responsible for the Coastal Program and administers most of the coastal site plan reviews. Last year alone, the City Plan Commission reviewed 48 coastal site plans. The Commission traditionally has committed itself to CCMA objectives and has advocated for water-dependent uses, environmental stewardship and public access. The lack of a contemporary reference and policy document, however, has compromised the program. Moreover, inconsistencies between the coastal program, the comprehensive plan of development and the zoning ordinance complicate land use and development reviews.

In 2005, the City of New Haven was awarded a Coastal Planning Grant from the Connecticut Department of Environmental Protection. This grant is intended to update the 1983 Coastal Program. To prepare the update, City Plan engaged consultant Milone & MacBroom, Inc. The consultant team is headed by David Murphy, PE.

### *Status*

In 2005, much of the background work and interviews were completed. The initial findings, together with community presentation materials and other background documents, are posted at <http://www.cityofnewhaven.com/govt/gov28.htm>.

### *Community Outreach*

City Plan has made extensive efforts to engage coastal stakeholders. First, the department reached out to the authors of the original coastal program and held a reunion meeting on October 14, 2005. Attendees not only provided us with an historical context for coastal zone management, but also shared their experience and guidance for future initiatives. Second, community meetings were held on October 25, 2005 and November 2, 2005. Invitations were sent to all of the management teams, various organizations, interested citizens and government officials. The *New Haven Register* kindly prepared an article announcing the meetings as well. Approximately 50 people attended the meetings and shared a variety of concerns and ideas. Consistent with recent experience, the department was pleased to host citywide discussions that promote an exchange of ideas from different neighborhoods.

Of note, City Plan heard extensively about the need to support public access and coastal buffers with specific emphasis on enforcement and the quality of new development. From a geographic perspective, a considerable amount of time was spent on the future of Long Wharf and the relationship between City Point, Long Wharf and Interstate 95 improvements. Following the citywide meetings, City Plan reached out to the city's management teams and attended a Hill North meeting and a Fair Haven meeting.



*Providing meaningful public access was a consistent theme in community meetings.*

### *Planning Considerations*

The planning process revealed a number of strengths, weaknesses and opportunities for coastal zone management. Notably, New Haven is among the state's most active communities for coastal planning. The city has an active program and looks closely at coastal site plans for consistency with the program, state and federal law. Public access is available not only in public parks, but also at the terminus of some streets and on private property. Agreements for future coastal access on private property have been secured from property owners / developers throughout the city. The City has integrated coastal management into the economic development programs for Long Wharf (shoreline improvements); Belle Dock (proposed ferry service); and River Street (proposed waterfront park).

At the same time, there is a prevailing concern among city officials and the general public about the future of coastal zone management. While many easements have been secured, few have resulted in functional public access. Moreover, the overall condition of the shoreline is deteriorating in many locations. Along the Mill River, in particular, vacant buildings and blighting riparian and tidal zones is commonplace. At one community meeting, a resident noted that the required coastal improvements are often the last to be built (if at all). This is the case with some of the residential developments along the Quinnipiac River and even at the Maritime Center, where a new marina and renovation of the Long Wharf pier were part of the original plan.

Based on internal discussions, community comments / suggestions and consultant research, an initial set of recommendations concerning policy and geography has been prepared. Some highlights are noted on the following page.

1. **Zoning Amendments.** Coastal area management is deeply affected by the underlying zoning. We will recommend specific map and text changes related to the IH zone and the BC zone. New PORT and OPEN SPACE zones are proposed as well.

2. **Administration.** The existing administrative process fails to differentiate small from large projects. We will propose amendments to the review process, placing more emphasis (and more performance requirements) on larger developments. Likewise, we propose to improve the application form and clarify submission requirements.

3. **Development Standards.** There are few coastal-specific development standards in Section 55 of the Zoning Ordinance. Rather, the Commission often reviews the impacts without clear direction for expectations. To clarify this, we will be proposing a series of standards related to coastal buffers, public access, etc.

4. **Coastal Benefits.** As with #3 (above), we are concerned that the existing program is overly focused on mitigation of project impacts and lacks some of the aspirational qualities of a coastal improvement program. Here, we are proposing a “coastal benefits” program which seeks to improve the existing condition through extraordinary pollution prevention efforts, functional public access and high quality design.

5. **Shoreline Stabilization / Sea Level Rise.** The deteriorating quality of our shoreline was noted in the recent *Hazard Mitigation Plan* and is restated herein. Coastal erosion threatens our park land (East Shore, Dover Beach) and our commercial areas (River Street, Mill River). Sea level rise is among the first manifestations of climate change and is noted not only in low lying areas, but also in areas protected by rip rap and bulkhead. To that end, we are proposing new development standards and unique concepts (eg. “freeboarding”) which will better prepare the coastal zone for continuing sea level rise.

#### *Future Steps*

The final draft of the new Coastal Program has been prepared. In 2006, the draft will be released for public review and City Plan Commission adoption.

## HISTORIC DISTRICT COMMISSION

### *Membership*

<u>Appointed Commissioners</u>	<u>Expiration Date Shown</u>
Robert Grzywacz, Chairman	1/08
Thomas Kimberly	1/09
Patricia Shea	1/07
George Knight	1/10

<u>Alternates</u>	<u>Expiration Date Shown</u>
Marianne Mazan	1/09
Katherine Mace Learned	1/10

### *Overview*

The City of New Haven has 18 National Register Historic Districts and three (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.

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 their 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 ten regular meetings and one special meeting at which 27 discussion items were taken up involving specific residential properties and other Commission matters. The Commission conducted eight public hearing sessions involving eleven properties and resulting in the issuance of six Certificates of Appropriateness.

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 also participated in final plan review and color selection for the proposed Ferry Street Bridge Improvements.



*Planners for a day: school children learn about city planning and historic preservation.*

## BOARD OF ZONING APPEALS

### *Overview*

The Board of Zoning Appeals (BZA), created by Special Act in 1925, hears applications for, and may grant relief from, requirements of the New Haven Zoning Ordinance. The City Charter specifies the rules and requirements for the 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. In 2005, Eduardo Perez entered his second year as Chairman and Alphonse Paolillo ended a seven-term appointment to the Board. The Mayor appoints all members.

The City Plan Department provides full 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 Commission staff, the Office of the Corporation Counsel and the LCI Building Division provide legal and technical support.

The advisory reports include 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

#### Term Expiration Date Shown

Eduardo E. Perez, Chairman	2/07
Alphonse Paolillo, Secretary	2/06
Maritza Padilla-Grant	2/08
Cathy Weber	2/09
Christopher Vigilante	2/05

#### Alternates

#### Term Expiration Date Shown

H. Richter Elser	2/09
Lee Cruz	n/a
Robert D'Amato	n/a

*2005 Board of Zoning Appeals  
Activity Summary*

**TOTAL NUMBER OF MATTERS CONSIDERED IN 2005: 277**

**CERTIFICATE OF APPROVAL OF LOCATION (CAL):**

Gas Station	00
Repairer (with or without) Limited Vehicle Sales <sup>4</sup>	03
New or Used Car Sales	10

**VARIANCES:**

Lot Area, Yard, Bulk, etc.	183
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**USE VARIANCES:**

1500 Foot Liquor Rule	00
Other	18

**SPECIAL EXCEPTIONS:**

Daycare	05
Restaurant Liquor Wine or Beer	03
Other	20

**SPECIAL EXCEPTION REQUIRING CITY PLAN COMMISSION REFERRAL:**

Parking	22
Neighborhood Convenience Store	05
Planned Development Unit	02
Other	01

**REVIEWS OF ADMINISTRATIVE ORDER OR DECISION OF ZEO: 05**

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<sup>4</sup> The General Assembly of the State of Connecticut enacted and the Governor signed Public Act 05-218, effective October 1, 2005, changing Section 14-54 of the general statutes as it refers to Certificate's of Approval of Location for motor vehicle uses. As a result, these applications will now heard by the City Plan Commission.

## PLANNING PROJECTS

**Comprehensive Plan.** In 2003, The City Plan Commission and the City Plan Department 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.

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 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. The department's planning projects



**Canal Dock & Long Wharf.** In 2005, significant progress was made in the development of a new community boathouse facility at Long Wharf. This project, of which a replica of the Yale Boathouse will be the central focus, is a mitigation program for Interstate 95 construction. The Mayor and City Plan staff met with high ranking officials at the Federal Highway Administration. This was followed shortly thereafter with meetings with the Connecticut DOT to resolve many of the outstanding issues. From here, City Plan will begin the design process. At Long Wharf, City Plan is preparing a "broad brush" look at the economic and design potential of the area. With limited land for development the Department is looking for ways to capitalize on this area and its adjacency to the waterfront to help produce additional living-wage employment and increased property taxes.

**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 verbal comment and on-paper design for use by the grantee. Approximately 160 designs have been reviewed to date, including approximately 82 in 2005.

**Hazard Mitigation Plan.** In 2005, the City Plan Department, with Milone and MacBroom, project consultants and other city staff, prepared a Hazard Mitigation Plan. The Disaster Mitigation Act of 2000 requires that New Haven and all other communities prepare a Hazard Mitigation Plan for natural disasters, such as a hurricane or flood. The severity of this year's hurricane season raised the profile of this project, which was featured in a hour-long program on WYBC radio. With the plan complete, the City is eligible to apply for mitigation grants and to participate in the "Community Rating System" (of flood prevention efforts).

**New Haven Port Authority.** The City Plan Department is assisting Economic Development with early staff support and technical assistance to the New Haven Port Authority. Staff drafted a mission statement, strategic objectives and initial work plan for the authority's consideration. Staff is now working on background land use information in advance of a 2005 land use planning program.

**Quinnipiac Terrace Hope VI.** City Plan participates in the redevelopment of Quinnipiac Terrace. The department helped develop the project master plan and continues to provide staff support related to master plan compliance; zoning approval and site plan review. In addition, we serve on the Quinnipiac Terrace Advisory Council, which consists not only of city staff, but also HANH, residents and local alders.

**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 2005, City Plan assisted with the redevelopment of 90 River Street (by Suraci Metals); with a proposal to redevelop 46-56 River Street; and with the negotiations to acquire 100 River Street (Hess Oil Terminal). In addition, City Plan initiated discussions with the Connecticut DEP regarding the waterfront park. The department continues to provide support for marketing and grant applications as well.

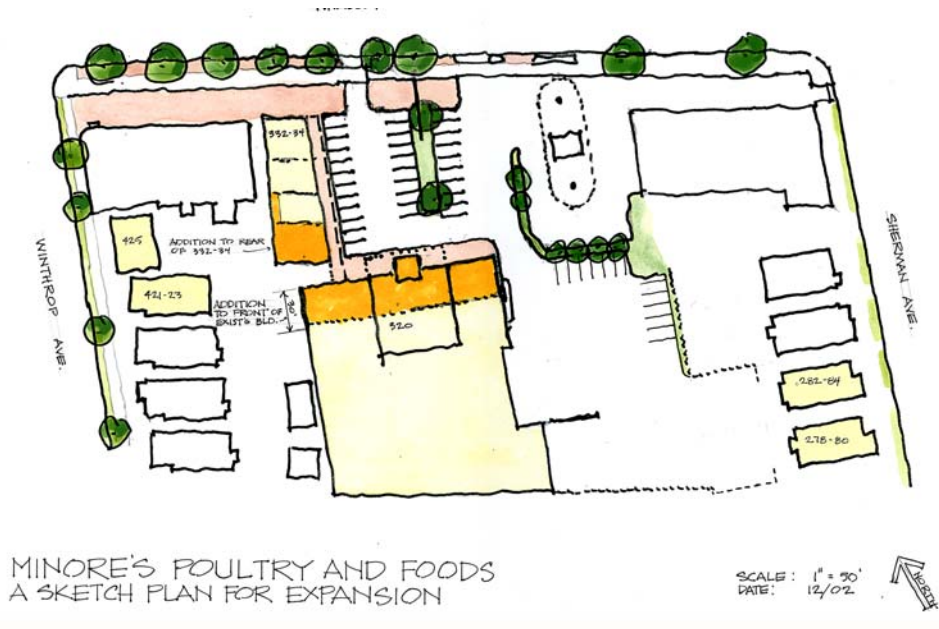
**Transportation Projects.** City Plan staff continues to participate in New Haven transportation activities. Staff regularly attend public hearings and in-house meetings in order to protect the city's interests in high quality design, sound construction management and maintenance / protection of traffic flow. In 2005, City Plan contributed to the following projects:

- Downtown Bus Shelters
- Ferry Street Bridge (over Quinnipiac River)

- Grand Avenue Bridge (over AMTRAK)
- Hillhouse Avenue Bridge
- I-95 / Long Wharf
- I-95 / I-91 / Q. Bridge
- I-95/West River
- Long Island Sound Ferry Coalition
- Quinnipiac Avenue Reconstruction
- State Street Bridge (over Mill River)
- Waterfront Street Rail
- Whalley Avenue (Emerson Street to Amity Road)

**West River & Route 34 Redevelopment.** City Plan staff participate in the West River Neighborhood Revitalization Zone effort. City Plan contributes design and contract oversight to restoration of West River Memorial Park and provides technical assistance at community meetings and with neighborhood-related land use applications. In addition, City Plan worked with Economic Development and a project consultant to prepare conceptual plans for the redevelopment of the 13-acre Route 34 corridor.

**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. Since then City Plan staff have prepared schematic proposal for the Minore’s site and for the Mast Equities building (corner of Whalley and Norton Streets). In 2005, City Plan worked with consultant Planimetrics to develop design standards for the corridor.



## **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.

**Community CARE Initiative.** In 2005, City Plan was awarded a \$250,000 grant from the Environmental Protection Agency. New Haven was the only municipality in the nation to be awarded funding under the new program. The goal of this more extensive Green New Haven program is to broaden the work of an existing partnership with in-house capacity and to understand / reduce toxic levels in the air, water and land resources of the City of New Haven as prioritized in the City's environmental plan. The Connecticut Department of Environmental Protection, Environment Northeast, the New Haven Environmental Justice Network, CONNSTEP, Inc. and Yale University all are partnering with the city on this important effort.

**Environmental Reviews.** The City Plan Department maintains the City's Environmental Review Record (ERR). The ERR serves to document determinations regarding the environmental impact of actions funded under the CDBG, HOME, Lead Paint Based Paint Hazard Control and UDAG Programs. Preliminary findings regarding the impacts of planned activities were set forth in published notices. Subsequent determinations regarding specific projects were documented in the ERR as requests for environmental clearances were submitted by the implementing departments. In 2005, the department received 70 such requests and initiated appropriate levels of environmental clearance and documentation.

**Farmington Canal Greenway.** Construction of phase II (Munson Street to Starr Street) was initiated this year. When completed, the New Haven Trail will extend from the corner of Starr Street and Shelton Avenue, south through Science Park and emerge at Hillhouse Avenue, a distance of approximately 1.25 miles. At the end of 2005 arrangements were being made to select a consultant for the design of phase III of the greenway which is the northernmost section of the New Haven trail, extending to the Hamden/New Haven town lines and joining with the Hamden trail.

**Greenways and Cycling Systems.** City Plan continues to staff the Go-alition. This new community focus group advocates for enhancements to the city's greenways and biking routes. In 2005, the group worked with city staff to procure 20 new bike racks, which will be installed at key locations throughout the city.

**Green Map.** In 2005, the City Plan Department, the Urban Resources Institute and the Yale School of Forestry and Environmental Studies began to collect data and draft the

third edition of the “Green Map”. This map illustrates New Haven’s environmental and ecological assets and 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.

**Healthy Communities Program.** With assistance from the EPA, City Plan completed an inventory of local air toxic emissions in 2004. 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. In 2005, City Plan worked with the DEP to implement several projects, including on-site assessments at all of the city’s printing companies; in-house workshops for gas station merchants, dry cleaners and petroleum tank farms; and – with the help of the city’s Asthma Coordinator – outreach and distribution of non-toxic cleaners to New Haven families.



*As part of the Healthy Communities effort, City Plan and DEP staff visited printing facilities across the city.*



## **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.

### *Completed in 2005*

- Irrigation System for the Edgewood Avenue Mall adjacent to Edgewood Park
- Ornamental fence work on the New Haven Green and Pardee Seawall Park
- Renovation of the Hill Central School Splashpad
- Outdoor Fitness Equipment in Edgewood Park
- Renovation of the Abijah Pardee House adjacent to Pardee Seawall Park



*Fountain on the Green*

### *Under Construction*

- Pop Warner Football Field at Winslow Augustine Park
- Irrigation System for the Pardee Rose Garden in East Rock Park
- Restoration of the Angel of Peace Monument in East Rock Park
- Improvements to Alling Memorial Golf Course

## MEETINGS & ASSIGNMENTS

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

Barnard School - School Based Advisory Committee  
Canal Dock Corporation  
City-Wide School Building Committee  
Clean Diesel Task Force  
Connecticut Chapter, American Planning Association  
Connecticut Conference of Municipalities  
Connecticut DOT (I-95 progress meetings; various bridge projects)  
Connecticut Harbor Management Association  
Data Haven  
Environmental Advisory Council  
Façade Improvement Design Committee  
Fair Haven Heights Community Management Team  
GIS Working Group  
GO-alition  
ICLEI, Cities for Climate Protection  
ICIC Arts Cluster (Chamber of Commerce)  
Leadership Council (Chamber of Commerce)  
Long Island Sound Assembly  
Long Island Sound Waterborne Plan Advisory Committee  
Long Wharf Nature Preserve Steering Committee  
Metropolitan Business Site Selection  
Mill River Watershed Association  
New Haven Asthma Initiative  
New Haven Colony Historical Society  
New Haven Democracy School  
New Haven Environmental Justice Network  
New Haven Environmental Coalition  
New Haven Petroleum Cooperative  
New Haven Port Authority  
New Haven Preservation Trust  
PAD Committee  
Pardee Morris House Committee  
Quinnipiac Terrace Advisory Committee  
Quinnipiac River Community Group  
Quinnipiac River Watershed Association  
Quinnipiac River Watershed Partnership  
Regional Data Cooperative Board / United Way Compass (Data Haven)  
Regional Growth Partnership  
Regional Planning Commission

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  
Town Green Special Services District  
We Walk We Win Coalition  
West River Neighborhood Revitalization Zone  
West Rock Implementation Committee  
West Rock Master Plan  
West Rock Ridge State Park Advisory Council  
Whalley Avenue Special Services District

## AGENDA FOR 2006

### *Outlook*

In addition to providing core services to the City Plan Commission, Board of Zoning Appeals, Historic District Commission and the general public, City Plan anticipates significant progress on new and mature projects as noted below:

**Coastal Program.** The final draft of the new Coastal Program has been prepared and will be released for public review and City Plan Commission adoption.

**Environmental Program.** City Plan is proposing to better integrate its land use and environmental decision-making processes. In recent years, there have been parallel efforts to reduce air toxics, improve stormwater management, enhance the coastal district and promote renewable energy. These initiatives are not related to the formal city governance of land use decisions. This effort, coupled with development of a new Green Map, zoning amendments and pollution prevention programs, promote environmental justice and livability in New Haven.

**GIS Mapping and Support Services.** Data collection and dissemination of neighborhood and city-wide information in support of projects and planning studies consistent with program objectives. Specific activities include inventory, mapping and analysis of neighborhood target areas, city acquisitions, redevelopment programs and permit activities to assist CDBG, HOME and capital improvement investments. In addition, the US Census "LUCA" process kicks off in 2006. City Plan works with the Census bureau to plan for the upcoming 2010 Census.

**Port Authority Land Use Plan.** Working with a consultant and City Plan, the Port Authority will prepare a new land use plan and designate a location for the Harborside Trail.

**River Street MDP.** With much of the development area acquired, City Plan will work with Economic Development to more aggressively market the site to redevelopers.

**Route 34 Medical District Plan.** Yale New Haven Hospital is proposing a substantial addition to their medical campus (new Yale Cancer Center) in the Hill neighborhood. This investment presents the City with an opportunity to dramatically improve the relationship between major economic facilities and the residential neighborhood. City Plan will work on sketch options for the future development of the land in and around the medical institutions, Route 34 and Union Station and the interface with the surrounding neighborhoods.

**Transportation Earmarks.** In 2005, Congress awarded the City of New Haven with two new transportation projects: Magellan Terminal / Commercial Ferry Service (across Long Island Sound) and Route 34 Study (and feasibility of reconnecting the Hill /

Downtown neighborhoods). In 2006, both projects will be introduced to the Board of Aldermen. Provided ConnDOT releases funding, early planning work will begin as well.



*Senator Joseph Lieberman and Mayor John DeStefano, Jr. announce the Magellan earmark.*

**Waterfront Strategic Planning / Future Forward.** The last phase of Interstate 95 improvements – at Long Wharf – is a once-in-a-generation opportunity to re-shape the city’s relationship with the waterfront. City Plan will continue to place substantial emphasis on implementation of Canal Dock (the Boathouse program), River Street and Harbor Access.

**Zoning Amendments.** Various zoning amendments are contemplated. These include modifications to the BC zone, administrative / procedural amendments and the Whalley Avenue Overlay Zone. In addition, City Plan is convening all city departments to better understand and improve our complex subdivision review and approval process.