

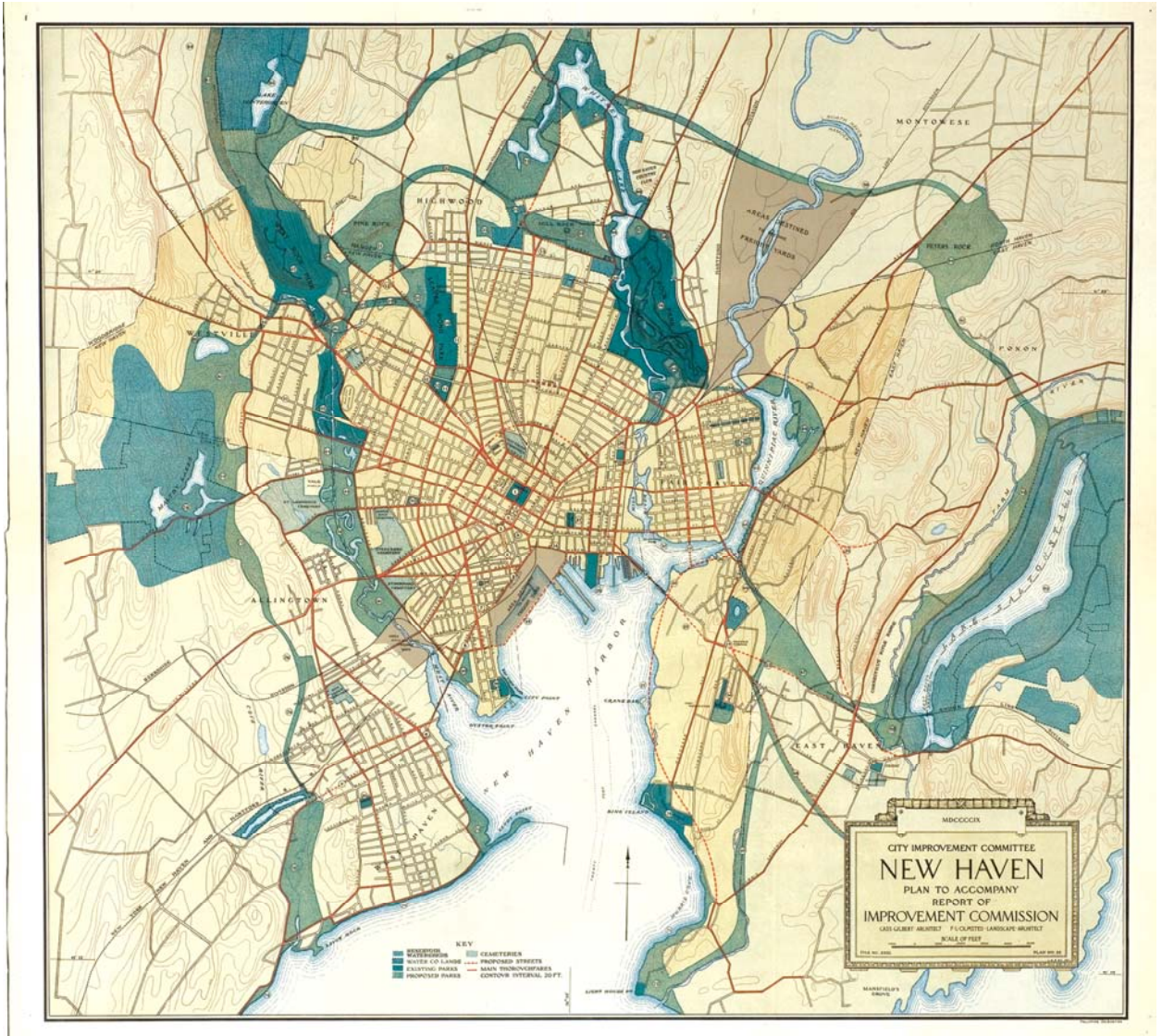
Annual Report 2009

New Haven City Plan Department



1910 -2010

This year is the 100th anniversary of the 1910 Plan of the Civic Improvement Commission. The introductory letter to the printed version of the Plan was date September 26, 1910, and is signed by George Dudley Seymour.



The Civic Improvement Committee, a citizen committee of 13 members, sold subscriptions to raise the money to pay for the plan; authored by Cass Gilbert and Frederick Law Olmsted, Jr. The Plan led to the Special Act of 1913 authorizing New Haven-to create a City Plan Commission.

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On the cover: Recent Development Activity

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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. City Plan 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.

City Plan also provides staff support to the City Plan Commission, the Board of Zoning Appeals and the Historic District Commission. In 2009, the department considered a total of 384 items. In these roles, City Plan provides research, 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 also works closely with the Economic Development Administrator and with the New Haven Economic Development Corporation on a number of division initiatives. In addition, department staff participates on the Transportation Committee at the South Central Regional Council of Governments, Long Island Sound Assembly, DataHaven, Citywide School Building Advisory Committee and the Environmental Advisory Council. Staff continues to participate on more short-term assignments with other development departments.

The Department is pleased to provide this report for calendar year 2009. In 2010, the department looks forward to new and exciting projects along Route 34, downtown, Science Park, the waterfront, and in New Haven's neighborhoods.

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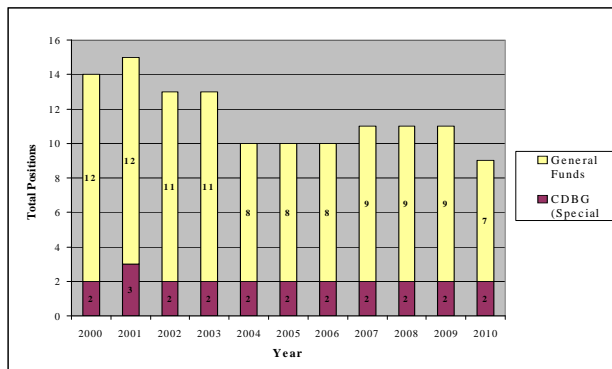
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In January 2010, Mr. Zinn transferred to the newly created Office of Sustainability



PRODUCTS, PUBLICATIONS AND SERVICES

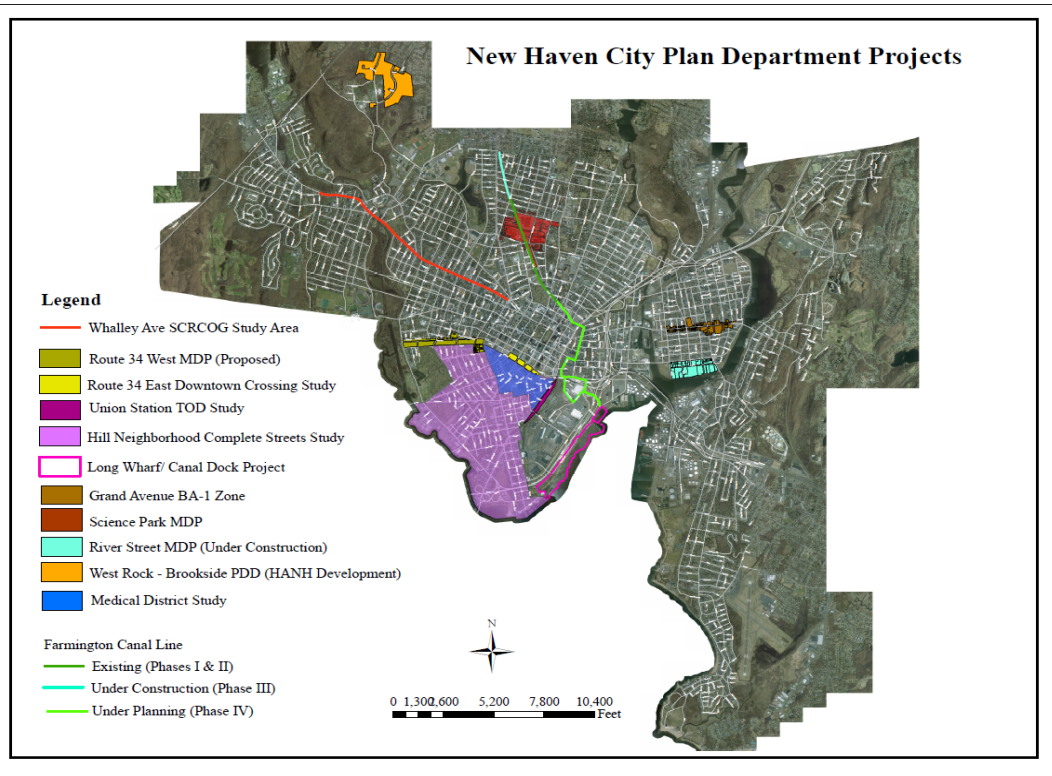
The following are the major documents and products available online at no charge at www.cityofnewhaven.com and in the City Plan Department for a fee:

Maps:

- Street Index Map
- Neighborhood Maps
- Federal Empowerment Zone Map
- State Enterprise Zone Map
- Tax Assessor's Maps
- New Haven Zoning, Coastal, and Historic District Maps
- Aldermanic Ward Maps
- Census Tract Map
- Citywide Aldermanic and Legislative District Map
- New Haven Green Map
- New Haven Bike Map
- Inland Wetlands Map

Publications:

- New Haven Zoning Ordinance
- Comprehensive Plan of Development
- Hazard Mitigation Plan
- Plan for Greenways and Trails
- Air Toxins Inventory
- River Street Municipal Development Plan
- Annual Reports
- New Haven Climate Change Action Plan



CITY PLAN COMMISSION

Membership

Charter-Specified Members

The Honorable John DeStefano, Jr., Mayor *

Richard H. Miller, City Engineer *

Roland Lemar (9-D), Aldermanic Representative

Appointed Members

Four-Year Term, Expiration Date Shown

Edward Mattison, Chair	2/13
Roy Smith, Jr., Vice-Chair	2/11
Audrey Tyson	2/11
Hon. Roland Lemar	1/10

Hon. Justin Elicker replaced Mr. Lemar January 2010

Maricel Ramos-Valcarcel	2/13
-------------------------	------

Alternates

Three-Year Term, Expiration Date Shown

Elijah Huge	Resigned 8/09
Susan L. Jordan	Resigned 12/09
Vacancy	1/10

- Non Voting Member:
Elected by the Board of Aldermen Annually

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. It reviews special permit applications for particular uses within the City including telecommunications facilities, large parking facilities and waste facilities. 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 provides advice to the Board of Aldermen 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 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 Planning Commission. It advises the Development Commission and the Redevelopment Agency on amendments to and development within 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.

City Plan Commission*Activity Summary***TOTAL MEETINGS** **12****TOTAL MATTERS CONSIDERED BY COMMISSION IN 2009** **299**

Zoning Ordinance Text & Map Amendments (excluding PDD/PDU)	1
Amendments to Commission Regulations and Guidelines	0
Authorization for CPC to Submit Ordinance Amendments	0
Planned Developments (PDD/PDU)	
Application & General Plans or Amendments	2
Detailed Plan Reviews	4
Minor Amendments/Modifications	5
Other PDD or PDU actions	5
Required Zoning Ordinance Referrals from Board of Zoning Appeals (excluding CSPRs)	36
Coastal Site Plan Reviews (CSPR) (inc. Referrals from BZA)	21
Inland Wetland Reviews	6
Soil Erosion and Sediment Control Plan Reviews (SESC)	0
Site Plan Reviews	50
Administrative Site Plan Reviews	20
Renewal of Approvals/ Time Extensions	3
Certificates of Approval of Location for Automotive Uses	5
Special Permits (Waste, Auto Recycling, Scrap)	1
Special Permits (Telecommunications)	5
Special Permits (Other)	4
Land Dispositions and Acquisitions (excluding LCI)	4
Livable City Initiative Acquisitions	1
Livable City Initiative Dispositions	38
Other LCI Actions	0
Municipal Development Plans/MDP Actions	0
Redevelopment Agency Advisories	0
Renewal Plan Amendments	0
Board of Education Statutory Reviews/Acquisitions/Funding	0
Authorization to Apply for / Accept Grants	13
Consolidated Plan Review	3
Bond Resolutions / CTDA Designations	2
General Budget / Capital Project Redesignations/Amendments	12
Utility & Other Easements (Signage, Awnings, etc.)	13
Ordinance Amendments (Other than Zoning)	8
Lease/Development/Tax Agreements/Contracts/MOUs	8
Residential Parking Zones	0
Street Closures, Extensions, Realignment, Abandonment, New Streets	3
Naming of Street Corner/Walkway	1
Other Aldermanic Referrals	10
Minutes	12
Other Activities (Hazard Mitigation, Coastal Program, Port Land Use)	0

City Plan Commission Highlights

360 State Street (former Shartenberg Site)

Becker & Becker Development Associates, LLC broke ground in December, 2008 for the 31-story mixed use tower at the corner of State, Chapel and Orange Streets. This \$190 million project includes 467 rental apartments and more than 500 parking spaces in the tower portion, with a three-story low rise component wrapped around the building at the corner of Chapel and Orange to contain approximately 30,000 square feet including a grocery store and a day care center. A topping off ceremony was held in December 2009 with an anticipated completion date for the project of fall, 2010.



360 State Street Tower Under Construction

Yale Smilow Cancer Center

The Smilow Cancer Center at Yale New Haven Hospital was dedicated on October 21, 2009. The 14-story 500,000 square foot cancer hospital has 168 beds and consolidates cancer facilities in a new North Pavilion at YNHH.



Smilow Cancer Center

Projects related to the Smilow Cancer Center in the vicinity of YNHH completed by private developers in 2009 are 2 Howe Street (formerly known as Lot “E”), a mixed use development with 845-space garage, 40,000 square feet of office space, ground floor retail, and 24 extended stay apartments by Intercontinental Development Corporation and 55 Park Street developed by Fusco Corporation, a new laboratory/office facility at the west end of the Air Rights Garage (ARG) on York Street. Improved loading docks were developed on the lower level of 55 Park to provide underground loading for YNHH across Legion Avenue. Access from Route 34 to the ARG was improved with a “round about” at its eastern end.



2 Howe Street Extended-Stay Apartments for Families with Patients in the Cancer Center



2 Howe Street Office Space Component

Yale University

Yale University completed its Social Sciences Center on Prospect Street and continues work on its new Health Center with garage at Ashmun, Canal and Lock Streets (expected opening is June 2010). Also completed was the Kenney Family Team Room facility at Yale Bowl. The University continues its ongoing renovation program with completion of Ingalls Rink and Calhoun College, ongoing construction at Morse and Stiles Colleges on Tower Parkway, Phase II of the Art Gallery on York Street, and major improvements at its Stirling and Central Power Plants. New below-grade utility installations, including a chilled water distribution loop to a plant in Science Park, are underway. This loop runs under and adjacent to the Farmington Greenway.



Ingalls Rink After Renovation

The University prepares for two new residential colleges on Prospect Street between Canal and Sachem Streets with demolition of existing buildings and enabling utility work. Plans for the colleges have yet to be submitted.

Further, Yale applied for Planned Development District designation of a University-owned site at 155-181 Whitney Avenue for a new 230,000 SF campus for the Yale School of Management. The City Plan Commission approved the PDD application in December 2009. The Yale Biology Building on Whitney Avenue adjacent to the Peabody Museum is on hold. The City continues work on the street improvements funded as part of the 2006 Yale Development Agreement, including the Hillhouse and Prospect Streets bridges. The Temple Street Bridge is completed and open.



Rendering of the new School of Management Front Entry Above, Courtyard Below



Schools

In 2009 the new Bishop Woods School and new Worthington Hooker School were completed, as was the complete renovation of and addition to Sheridan School. Other projects reviewed and underway are the Roberto Clemente School and Davis Street School.



Bishop Woods School Above. Worthington Hooker School Below





Mauro-Sheriden School New Front Entry Above. Renovated Old Building Below.



Science Park

Winstanley Enterprises completed a new five-level 1,186 space parking garage with 25,000 square feet of retail office space on the ground floor. Winstanley has also completed renovation of 344 Winchester Avenue, the former US Repeating Arms Company, 231,000 square feet of mixed-use space, with tenants occupying both buildings.



Science Park Parking Garage with Street Level Retail



Renovated Winchester Repeating Arms

West Rock

The New Haven Housing Authority with Michael's Development Inc. received approvals for rezoning of the Brookside-Rockview housing project sites (Commission approved Planned Development District November, 2009) to construct 433 new housing units. Demolition of the former housing buildings has been completed and Michaels is proceeding with Phase I of the project including infrastructure improvements and 121 units on the former Brookside site, including twenty homeownership units.

Rendering of Approved West Rock Development



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 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 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 Livable City Initiative (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

Five Year Term Term Expiration Date Shown

Cathy Weber, Chairman	2/14
Gaylord Bourne, Secretary	2/12
Regina Winters	2/11
Vacant:	2/13
Vacant:	2/10

Alternates

Five Year Term Term Expiration Date Shown

A. Walter Esdaile	2/14
David Streever	2/13
Victor Fasano	2/14

Board of Zoning Appeals

Activity Summary

TOTAL NUMBER OF MATTERS CONSIDERED IN 2009: 82

VARIANCES:
 Lot Area, Yard, Bulk, etc. 39

USE VARIANCES:
 Various 4

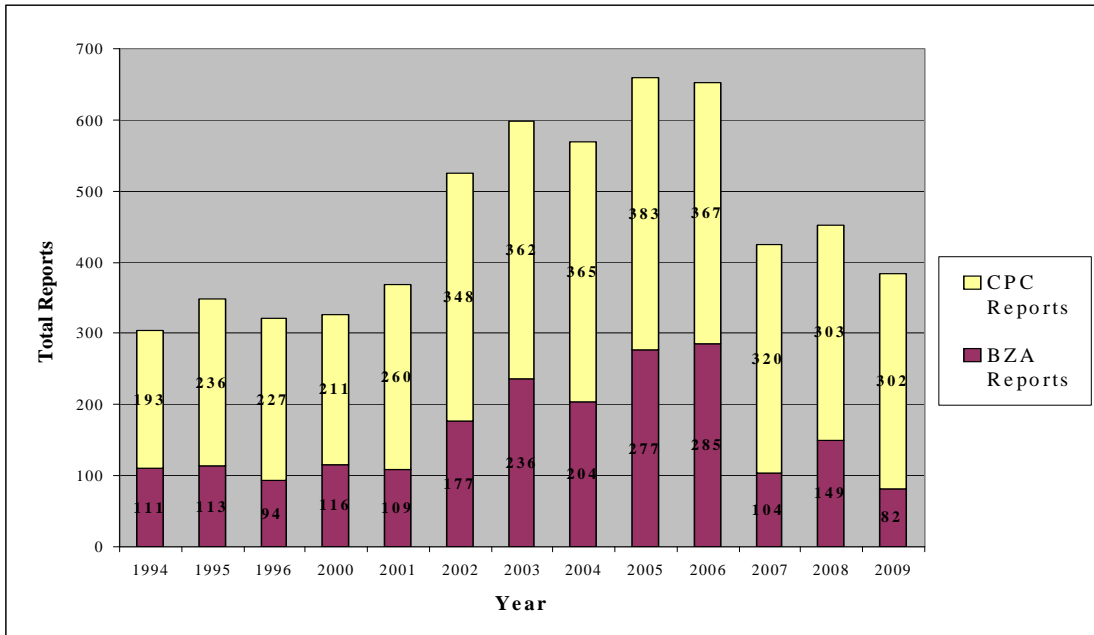
SPECIAL EXCEPTIONS:
 Daycare 2
 Restaurant Liquor Wine or Beer 5
 Other 17

SPECIAL EXCEPTION REQUIRING CITY PLAN COMMISSION REFERRAL:
 Parking 27
 Neighborhood Convenience Store 2
 Planned Development Unit 3

CERTIFICATES OF ZONING COMPLIANCE 139*

REVIEWS OF ADMINISTRATIVE ORDER OR DECISION OF ZEO: 0

*completed by staff.



HISTORIC DISTRICT COMMISSION

Appointed Commissioners

Expiration Date Shown

Eric O'Brien, Chairman	1/11
Thomas Kimberly, Clerk	1/14
George Knight	1/12
Claude Watt, Jr.	1/12
Mark Abraham	1/13

Alternates

Five Year Term Expiration Date Shown

Katherine Mace Learned	1/10
Allyx Schiavone	1/11
Vacant	

Overview

In New Haven, there are three local Historic Districts and nineteen National Register Historic Districts as well as 40 individual properties or sites on the National Register. 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.

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 the project. Proposed exterior changes to properties located in the three local historic districts, Wooster Square (est. 1970), Quinnipiac River (est. 1978) and City Point (est. 2001) are subject to the issuance of a Certificate of Appropriateness by the Commission. The three local districts contain 178, 241 and 123 properties, respectively.

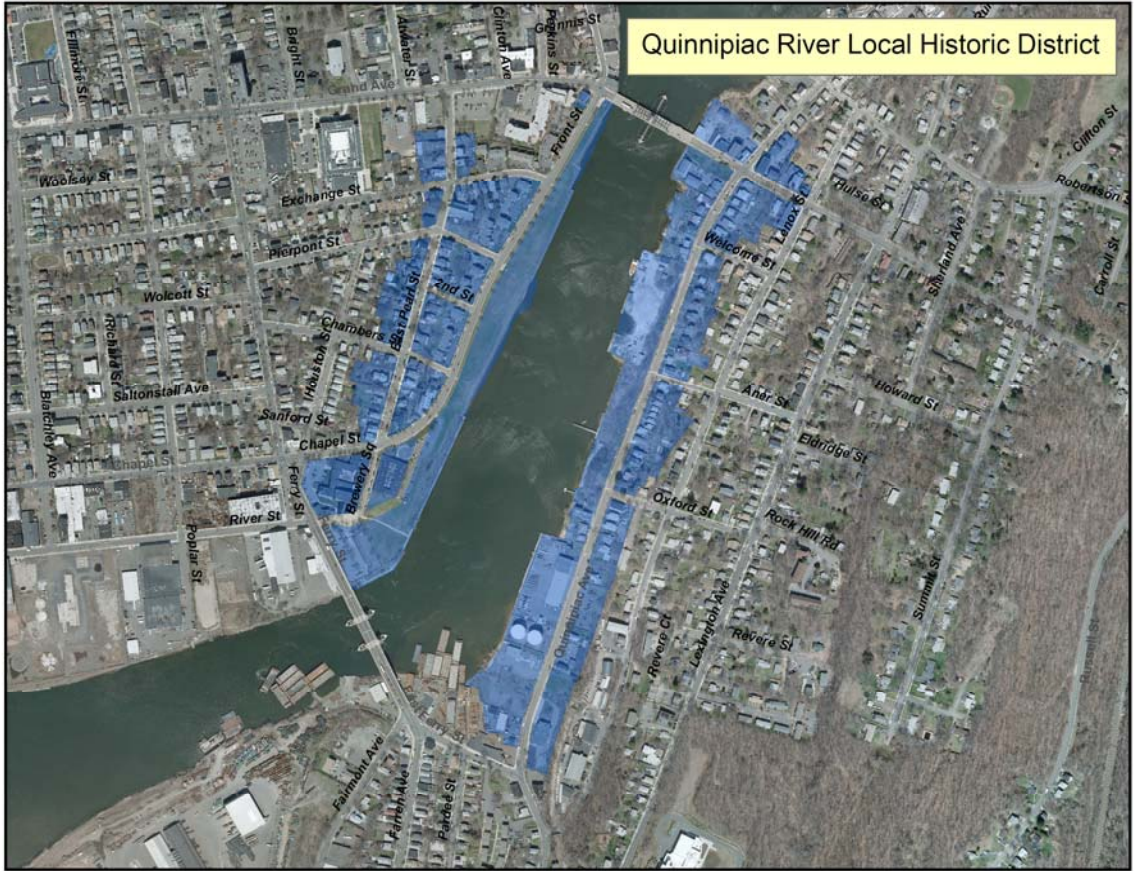
The City of New Haven is a Certified Local Government (CLG) under 101 ©(1) of the National Historic Preservation Act of 1966. The CLG status is conferred to enhance the role of local governments in historic preservation by formalizing and strengthening local programs and its links with the Connecticut 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 two Special Meetings at which 26 discussion/agenda items were taken up involving specific properties and other Commission matters. The Commission conducted 22 public hearings involving 26 properties and resulting in the issuance of 2 Certificates of Appropriateness.



City Point LHD Above. Wooster Square LHD Below.





Quinnipiac River LHD

ENVIRONMENTAL PLANNING:

New Haven CARE Initiative.

With support from the United States Environmental Protection Agency, the City Plan Department has built a partnership with community leaders and organizations to address air, land, and water quality concerns in the City. As part of CARE the City has issued new special permits to ten waste processing facilities that incorporate specific environmental standards. CARE has also supported the development of sustainable zoning regulations, outreach to businesses on energy efficiency, bike transportation, renewable energy for City operations and New Haven businesses, and outreach to residents.

In 2009, the Environmental Advisory Council has continued to be a forum for environmental ideas both in city government and in the wider community. The council includes a wide array of city departments and representatives from the community.

Renewable Energy

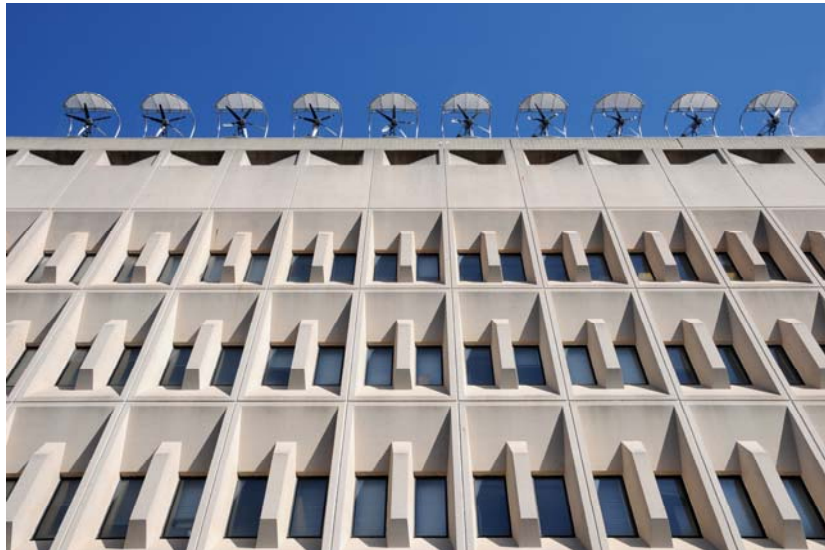
As part of its commitment to 20% renewable electricity by 2010, New Haven participated in the CT Clean Energy Options program sponsored by the CT Clean Energy Fund (CCEF). The City has signed up over 1200 households (#1 in the state) for clean electricity and has earned 23 kW of solar arrays. The first 2kW solar array has been installed on the Common Ground High School on West Rock. The rest of the arrays are slated for installation in 2010.

In partnership with the CT Clean Energy Fund, the City Plan Department has started to develop a wind turbine demonstration project to show the feasibility of small on-site wind projects in CT. A 5kW-wind turbine will be installed on Long Wharf in 2010. The wind turbine and wind study projects are valued at approximately \$150,000.

The City Plan Department received a \$380,256 grant to build a 14-space Truck Stop Electrification project in the Port District. In collaboration with the Port Authority, the truck stop will allow trucks waiting for access to port terminals to have access to heating and cooling without idling their engines. The use of electrified truck stops reduces air pollutants, especially particulate matter. The TSE project is one part of making New Haven's port an environmentally responsible and sustainable enterprise.



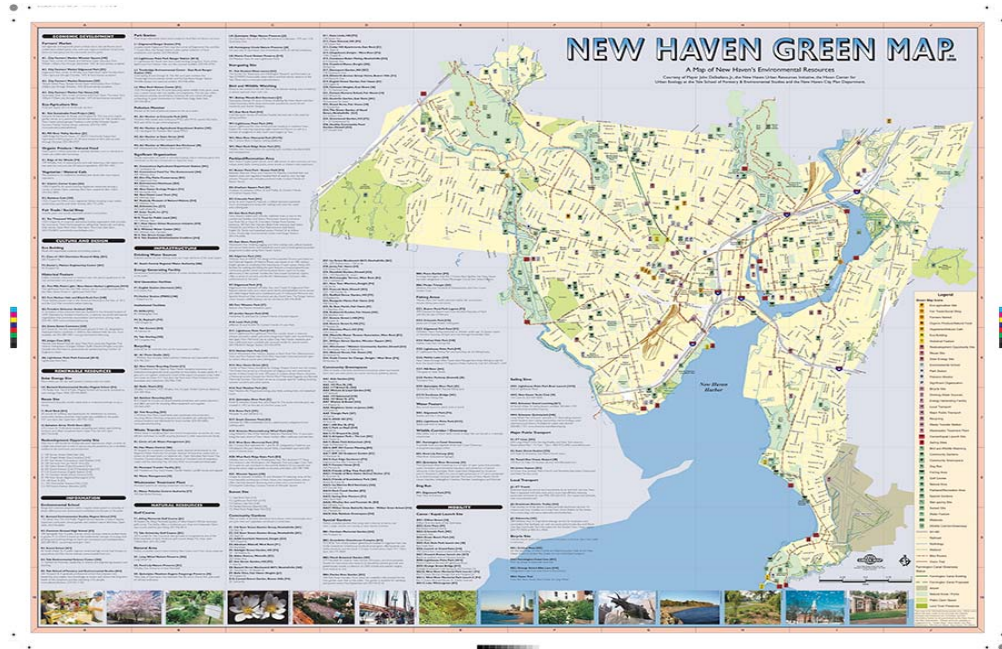
Phoenix Press Wind Turbine



Rooftop Turbines

Green Map

The Green Map goes global! The City of New Haven has revised its Green Map and linked it to Google Earth, the free internet mapping program. 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.



Front Page New Haven Green Map. An Interactive Version is on the City Website.

Environmental Reviews

The City Plan Department maintains the mandated Environmental Review Record (ERR) to document 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 in addition to certain New Haven Housing Authority projects that are undertaken with HUD funding.

Preliminary findings regarding the impacts of planned activities are set forth in published notices. Subsequent determinations regarding specific projects are documented in the ERR as requests for environmental clearances are submitted by the implementing departments. During 2008, the department received 62 such requests and initiated appropriate levels of environmental clearance and documentation.

PARK PLANNING

The Parks Departments' 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 2009

- Blake Field Chain Link Fence Renovations
- Criscuolo Park Basketball Court Renovations
- East Rock Barn Drainage Improvements
- East Shore Park Electrical Service Upgrade
- Edgewood Park Sundial Spray Renovations
- Fort Hale Dog Park
- Hilltop Road Basketball Court Renovations
- Lewis Street Park Splashpad
- Lighthouse Point Park Bathhouse Roof Renovations Phase Two
- New Haven Green Stage Electrical Vault Renovation
- Pardee Greenhouses A,B and C Renovations
- Scantlebury Park Site Improvements
- Tennis Court Renovations: East Shore Park and Edgewood Park

Under Construction

- East Shore Park Waterfront Improvements
- Soldier's and Sailor's Monument Renovation
- View Street Park Lighting

Scantlebury Park Improvements Below



MEETINGS & ASSIGNMENTS

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

Canal Dock Corporation
City-Wide School Building Committee
Connecticut Chapter, American Planning Association
Connecticut Conference of Municipalities
Connecticut DOT (I-95 progress meetings; various bridge projects)
Connecticut Harbor Management Association
Data Haven
Economic Development Commission of New Haven
Environmental Advisory Council
Façade Improvement Design Committee
GIS Working Group
ICLEI, Cities for Climate Protection
ICIC Arts Cluster (Chamber of Commerce)
Long Island Sound Assembly
Long Wharf Nature Preserve Steering Committee
New Haven Asthma Initiative
New Haven Colony Historical Society
New Haven Democracy School
New Haven Environmental Justice Network
New Haven Petroleum Cooperative
New Haven Port Authority
New Haven Preservation Trust
Property Acquisition and Disposition Committee
Pardee Morris House Committee
Quinnipiac Terrace Advisory Committee
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
West River Neighborhood Revitalization Zone
West Rock Implementation Committee
West Rock Ridge State Park Advisory Council
Whalley Avenue Special Services District

AGENDA FOR 2010

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 ongoing projects as noted below:

Canal Dock & Long Wharf



The City of New Haven is undertaking the development of a public waterfront recreation center on New Haven Harbor to be 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. Central to the overall purpose of this project is saving architecturally significant elements of the historic Yale Boathouse (formerly located at 74 Forbes Avenue) which was demolished by the Connecticut Department of Transportation to make way for the new Quinnipiac Bridge/I95 crossing. The DOT has provided state and federal funding for the construction of a replica Yale Boathouse incorporating historic architectural elements removed from the Yale Adee Boathouse prior to its demolition. The Canal Dock project will preserve these elements through reuse in a new boathouse and interpretive displays and exhibits.

The new community boathouse will anchor the Canal Dock project and will provide boat storage and boating support facilities, educational exhibits, classrooms, and program and event space. The boathouse will be located on a pile-supported deck that will also provide circulation and gathering space. A reconstructed Canal Dock, and various boating ramps and docks that can accommodate a range of vessels for both recreational and competitive rowing and sailing, as well as canoes and kayaks, is also planned.

The location of the Boathouse at Canal Dock ties together a number of other recreational facilities and opportunities. Adjacent Long Wharf Pier can accommodate larger boats and ships, with a channel dredged to a depth of 25 feet; and is the home port pier for the educational schooners Amistad and Quinnipiac. In addition, the Farmington Canal Greenway will begin at Canal Dock

and link the waterfront to central New Haven and the towns to the north. When completed, the Greenway will stretch from New Haven Harbor to North Hampton Massachusetts. Directly south of Canal Dock and Long Wharf lies Long Wharf Veterans Memorial Park, a half mile of public park, joined at its southern end to the New Haven Land Trust preserve.

The Connecticut Freedom Trail recently gave the City a marker to be placed in the Long Wharf vicinity marking the location a stop on the trail. The Trail was created by the General Assembly in 1995 to recognize the importance of numerous sites in the state that are associated with the



Design Overview: Platform Site Components

heritage and movement towards freedom of its African American citizens. Interpreting the natural and cultural history of the harbor will be an important component in the realization of the Boathouse at Canal Dock.

The City formally began the planning and design of the project in October 2009, and has now completed the conceptual design for the project. The size and layout of the platform, the configuration of the floating docks, and the building footprint and program are now fixed and the project is ready to proceed to preliminary design.



Renderings of Old Boathouse Entry Encased in New Glass Entry

2010 US Census

Preparation for the 2010 Census is in advanced stages. Using modern mapping and address checking software the city was able to correct previous address counts to more accurately reflect the city's population.

The complete count process involving civic groups and city departments is well underway. A broad-based strategy to inform the public on the need for an accurate count has been launched. In addition to canvassing special events and meetings are planned in neighborhoods across the city in an effort to increase the count. Local churches will also hold "Census Sunday's" to spread the word amongst members.

This effort includes business groups, social service agencies, faith-based organizations, municipal departments and various media including print and television resources.

Route 34 West Municipal Development Plan

This complex plan is undergoing a thorough review by city officials, stakeholders, and neighborhood groups. Areas to be resolved concern the best way to seamlessly knit the Hill and West River neighborhoods back together while providing a wide variety of transportation options including auto, bicycle, and pedestrian.



Stakeholders and community groups exploring ideas

Route 34 East Development Concept

This is a complex and ambitious plan to convert the Rt. 34 connector, just east of the Air Rights Garage, to urban boulevards with new development sites beside them. A mixed use building of approximately 400,000 square feet of office and research space proposed for 100 College Street is almost ready for a planning and public outreach phase. Significant progress is expected by year's end.

Farmington Canal Line

Phase III construction from Starr Street to the Hamden town line was nearly complete by years end. A ribbon cutting ceremony with New Haven and Hamden officials was held on October 19, 2009. Hillhouse Avenue to Long Wharf Pier design of Phase IV is underway. A public meeting to consider alternatives was held in June 2009.



Ribbon Cutting Ceremony at the New Haven/Hamden Town Line