

# CITY PLAN DEPARTMENT

## ANNUAL REPORTS 2011-2014

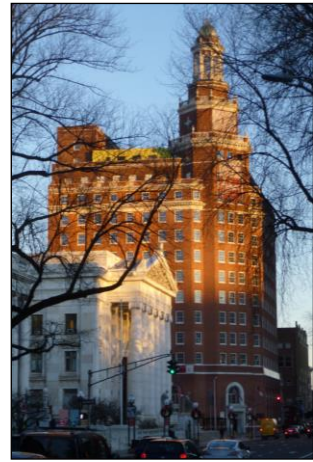


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[www.cityofnewhaven.com/cityplan](http://www.cityofnewhaven.com/cityplan)

## 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. Over the four-year interval covered in this report, the Department staff reviewed a total of over 1,200 items which required written reports for the three commissions and also provided research, technical assistance, analysis and mapping of land use to the Board of Alders and to other City departments. On an ongoing basis, the Department works closely with the Economic Development Administrator and with the New Haven Economic Development Corporation on a number of division initiatives. In addition, Department staff participates on the Transportation Committee at the South Central Regional Council of Governments, Long Island Sound Assembly, DataHaven, and the Citywide School Building Advisory Committee.

### ***PRODUCTS, PUBLICATIONS AND SERVICES***

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

<b>Maps:</b>	<b>Publications:</b>
Aldermanic Ward Maps	River Street MDP 2002
Census Tract Map	New Haven Climate Change AP 2004
Citywide Aldermanic and Legislative District Map	Plan for Greenways and Trails 2004
Federal Empowerment Zone Map	Hazard Mitigation Plan 2005 & 2010
Inland Wetlands Map	Data Book 2013
Neighborhood Maps	Annual Reports 2002-2010
New Haven Bike Map	New Haven Zoning Ordinance, as amended
New Haven Green Map	
New Haven Zoning, Coastal, and Historic District	
State Enterprise Zone Map	
Street Index Map	
Tax Assessor's Maps	

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# CITY PLAN COMMISSION

## ***MEMBERSHIP***

### Charter-Specified Members

The Honorable Toni N. Harp., Mayor \*

Giovanni Zinn, City Engineer \*

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

\* *Non Voting Member*

\*\* *Elected by the Board of Aldermen annually*

### Appointed Members

### Four-Year Term, Expiration Date Shown

Edward Mattison, Chair

2/17

Audrey Tyson

2/18

Maricel Ramos-Valcarcel

2/17

Leslie Radcliffe

2/18

### Appointed Alternates

### Three-Year Term, Expiration Date Shown

Kevin Diadamo

1/15

Vacancy

Vacancy

## ***LEGAL AUTHORITY***

Special Act 243 of the Connecticut State Legislature established the City Plan Commission in May 1913. Section 177 of the City Charter designates the Mayor and the City Engineer as members of the City Plan Commission (CPC) and specifies that an aldermanic representative shall be elected annually by the Board of Alders in January. The remaining four citizen members of the seven-member body are appointed for four-year terms by the Mayor with two members serving concurrent terms starting on February 1 of odd-numbered years. Appointed members serve without compensation.

Section 8-19(a) of the Connecticut General Statutes mandated alternates and the Board of Aldermen expanded the Commission by adding three alternates in February 1986. Alternates serve three-year terms and vote only when a regular voting member or the aldermanic representative is not present. By statute, three of the total eight members may not be of the majority political affiliation. Meetings are generally held on the third Wednesday of each month with special meetings and public hearings held as necessary.

Sections 177-184 of the Charter of the City of New Haven define the primary responsibilities of the Commission. These are developing and updating the comprehensive plan of the city, furnishing advisory reports to the Board of Aldermen on ordinances, resolutions and other submissions concerning physical development and zoning ordinance map amendment or text revision. Municipal ordinances also give the Commission responsibility for continuous review of the Zoning Ordinance, maintenance of the official zoning maps and provision of advice to the Board of Zoning Appeals and Zoning Enforcement Officer in the interpretation of specific zoning matters.

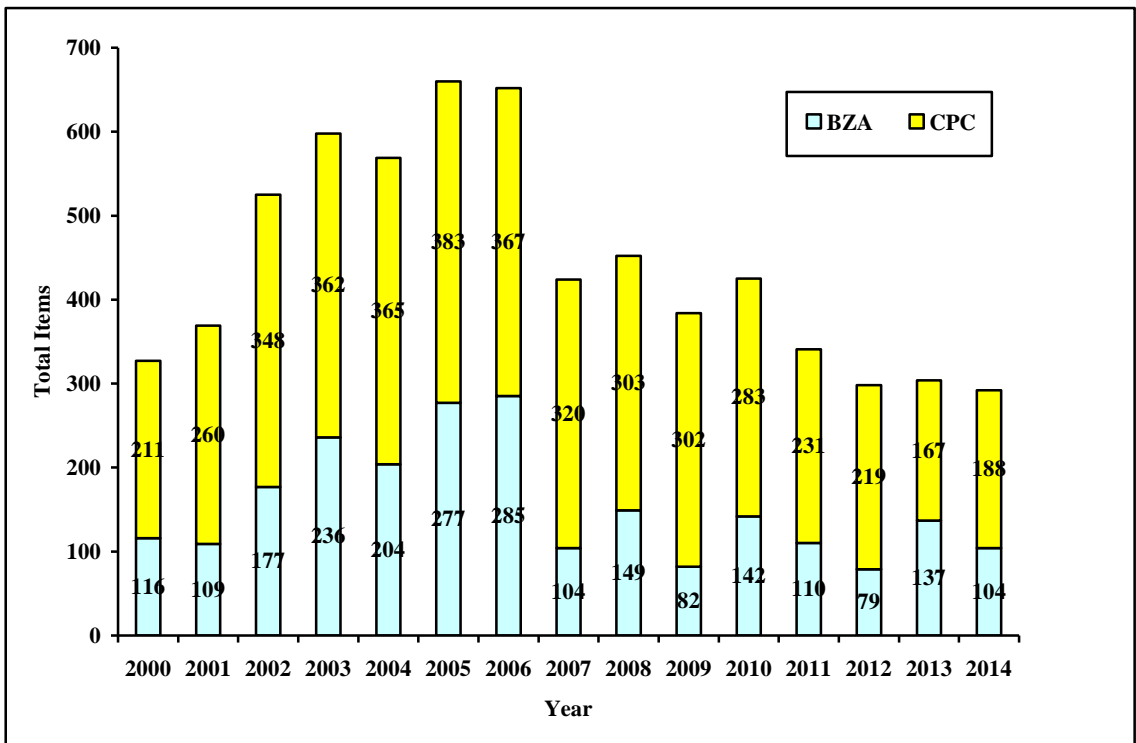
**LAND USE PLANNING AND REGULATION:**

The Commission advises the Board of Alders on land use, including zoning and property dispositions. The Commission also reviews and comments on the City’s HUD-required Consolidated Plan, including allocations and re-allocations of Community Development Block Grants (CDBG) funds, state and federal grants. It appoints a member to serve on the Capital Projects Committee and the South Central Regional Planning Commission. It advises the Development Commission and the Redevelopment Agency on amendments to and development within active renewal plan areas. The City Plan Department staff support all areas of the City Plan Commission’s responsibility, perform many of its administrative functions (application processing, notices, etc.) and prepare advisory reports for the Commission’s consideration.

**ITEMS CONSIDERED**

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

**2000-2014**



***CITY PLAN COMMISSION ACTIVITY SUMMARY***

	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>TOTAL MEETINGS</b>	<b>12</b>	<b>12</b>	<b>13</b>	<b>12</b>
<b>TOTAL MATTERS CONSIDERED BY COMMISSION</b>	<b>231</b>	<b>219</b>	<b>167</b>	<b>188</b>
Authorization for Zoning Ordinance Amendments	0	0	0	0
Site Plan Reviews	35	35	23	34
PDD or PDU Actions				
Detailed Plan Reviews	2	2	0	0
Minor Amendments/Modifications	1	2	0	0
Other PDD or PDU actions	2	5	0	1
Required Zoning Ordinance Referrals from Board of Zoning Appeals (excluding CSPRs)	22	24	26	19
Zoning Map Error Correction	1	0	0	1
Soil Erosion and Sediment Control Plan Reviews (SESC)	3	0	0	0
Administrative Site Plan Reviews	34	32	19	10
Coastal Site Plan Reviews (CSPR) (inc. Referrals from BZA)	24	20	9	10
Flood Plain Variance	1	0	0	2
Inland Wetland Reviews	2	9	8	7
Renewal of Approvals/ Time Extensions	0	0	0	0
Certificates of Approval of Location (CALs) for Automotive Uses	0	6	0	1
Special Permits (Waste, Auto Recycling, Scrap)	2	0	1	0
Special Permits (Telecommunications)	1	0	4	4
Special Permits (Other)	2	4	1	4
Livable City Initiative Acquisitions	1	0	0	0
Livable City Initiative Dispositions	24	18	23	23
Other LCI Actions	0	0	0	0
Municipal Development Plans/MDP Actions	0	0	0	1
Aldermanic Referrals				
Zoning Ordinance Text & Map Amendments (non-PDD/PDU)	7	8	7	10
Planned Developments (PDD/Us) and PDD/U Amendments	2	0	0	2
Board of Education Statutory Reviews/Acquisitions/Funding	0	3	0	0
Authorization to Apply for / Accept Grants	10	10	6	13
Consolidated Plan Review	1	1	6	2
Bond Resolutions / CTDA Designations	1	0	0	1
General Budget / Capital Project Amendments	1	3	1	9
Utility & Other Easements (Signage, Awnings, etc.)	5	7	0	3
Ordinance Amendments (Other than Zoning)	8	0	5	4
Lease/Development/Tax Agreements/Contracts/MOUs	13	6	9	2
Residential Parking Zones	2	0	0	0
Street Closures, Extensions, Realignment, New Streets, etc.	2	0	3	2
Naming of Street Corner/Walkway	4	4	0	2
Land Acquisition/Disposition Agreement	4	3	0	7
Other Activities (Hazard Mitigation, ELUR)	2	1	0	0
Minutes	12	12	13	12

# BOARD OF ZONING APPEALS

## *MEMBERSHIP*

<u>Appointed Members</u>	<u>Five Year Term (Expires)</u>
Patricia King, Chairman	2/19
Gaylord Bourne, Secretary	2/17
Charles Decker	2/18
Victor Fasano	2/14
Benjamin Trachten	2/18

<u>Alternates</u>	<u>Five Year Term (Expires)</u>
A. Walter Esdaile	2/19
Vacant	
Vacant	

## *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 and the Zoning Ordinance specify the rules and requirements for the granting of relief. The BZA is composed of five (5) members for staggered five-year terms and three alternates for concurrent three-year terms.

The City Plan Department provides administrative and technical support to the BZA, including administrative functions (application processing, notices, etc.) as well as advisory reports for the Board's consideration. In addition to City Plan staff, the Office of the Corporation Counsel and the Livable City Initiative (LCI) Building Division provide legal and technical support. The advisory reports include a 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 (CZC's) upon application.

## *BOARD OF ZONING APPEALS ACTIVITY SUMMARY*

<b>Year</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Dimensional Variances:	39	64	57	54
Use Variances:	19	12	12	2
Special Exceptions:	50	34	68	47
Review of Administrative Order or Decision of ZEO	2	1	0	1
<b>Total Matters Considered</b>	<b>110</b>	<b>79</b>	<b>137</b>	<b>104</b>



## HISTORIC DISTRICT COMMISSION

### Appointed Commissioners

Katherine Mace Learned, Chairman

Thomas Kimberly, Clerk

George Knight

Vacancy

### Five Year Term (Expires)

1/17

1/19

1/15

### Alternate

Douglas Royalty

Vacancy

1/19

## **OVERVIEW**

There are three local Historic Districts, Wooster Square (est. 1970), Quinnipiac River (est. 1978) and City Point (est. 2001); and nineteen National Register Historic Districts as well as 40 individual properties or sites on the National Register in New Haven. Approximately 4,000 properties have been identified in surveys conducted by the Connecticut Historical Commission as possibly being eligible for listing on the National Register.

Proposed exterior changes to properties located in the three local historic districts are subject to the issuance of a Certificate of Appropriateness by the Commission. The three local districts contain 178, 241 and 123 properties, respectively. Actions which may affect the historic character of a district, individually listed and survey properties are subject to review and approval when federal funds are used in support of a project.

The City of New Haven is a Certified Local Government (CLG) under 101 c. (1) of the National Historic Preservation Act of 1966. The CLG status is conferred to enhance the role of local governments in historic preservation by formalizing and strengthening local programs and its links with the Connecticut Historical Commission. As a CLG, the City acknowledges and assumes many responsibilities for the protection of historic resources. These responsibilities include the enforcement of local legislation protecting historic properties, establishment of the Historic District Commission, and provision for public participation in historic preservation programs.

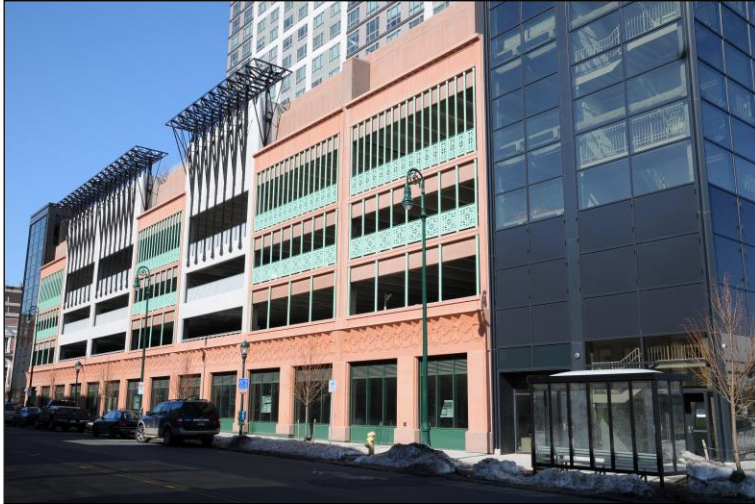
*Renovations at 532 Chapel Street, in the Wooster Square Local Historic District, reviewed by the Historic District Commission in May 2013*



## DEVELOPMENT HIGHLIGHTS: HOUSING

The City Plan Department works with Economic Development, Livable City Initiative (LCI), Transportation (TT&P), Engineering and Parks Departments on many different types of projects. A few of the major projects reviewed by the Commission are profiled below:

### 360 STATE STREET



*Two views of 360 State Street*

Located across the street from the State Street train station, this 31-story mixed use tower at the corner of State, Chapel and Orange Streets opened in 2011 providing 500 rental housing units, including 50 affordable units, and a supermarket on the ground floor. As the first newly constructed residential high rise in the city in over 30 years, it represents a significant milestone for downtown redevelopment. The lot had been cleared by urban renewal and was used as surface parking until a competitive RFP was issued to initiate the redevelopment process in 2007.

### 1040 STATE STREET

A conversion of the former Star Supply industrial complex, 1040 State Street has recently broken ground for its initial phase 4,000 square feet of ground floor retail space with three residential units on the second floor in a historic building. A second phase of redevelopment will provide 232 market-rate apartments in a new structure to be constructed after site remediation is complete.



*Above: December 2014 groundbreaking for the 1040 State Street development.*

*Left: Rendering of completed project.*

## HOUSING AUTHORITY OF NEW HAVEN-ELM CITY COMMUNITIES

The City, through the Economic Development Administration including the City Plan and Livable City Initiative, continues to partner with HANH to rebuild older housing complexes, introduce mixed incomes and home ownership and to reduce the size of large housing developments that were formerly all low-income housing. The HANH has used its “Moving to Work” status to leverage its US HUD funds more flexibly in order to find development partners. Elm Haven, the oldest public housing project, was completely rebuilt using HOPE VI funding from USHUD, as was Quinnipiac Terrace. As Hope VI funding diminished the Authority has developed other mixed financing tools.

### WEST ROCK TRANSFORMATION

West Rock Transformation is the HANH name for the series of developments they have undertaken in that area, using Planned Development Districts. As an initial phase, the functionally obsolete Brookside complex was demolished with a reconstruction program designed and approved as Planned Development District #119. The connection between Wilmot Avenue and Woodin Street in Hamden is nearly completed. The area is served by two schools, Clarence Rogers and Katherine Brennan that were comprehensively renovated by the School Construction Program. Winslow-Celentano Park provides a football field adjacent to the schools, and the City is rebuilding some of the bridges that cross the streams in the area to provide access between the Brookside and Rockview complexes. Roadway bridges on Brookside Avenue are being rebuilt as well.

#### *Brookside*

The rental units of the Brookside project (left) is now complete. The homeownership units (right) are currently under construction as of early 2015.



#### *Rockview*

At the adjacent Rockview complex (left and right), Phase I rental construction is nearing complete. The homeownership units will be completed in 2015.



***122 Wilmot Road***

Detailed Plan and Site Plan have been approved for the Ribicoff Cottages (PDD #123). The apartment complex at 122 Wilmot Road (right) provides 121 affordable rental units with ground floor retail space actively being leased. Westville Manor is the last component of the West Rock complex awaiting redesign.



**FARNAM COURTS**

More recently the HANH has turned its attention to rebuilding Farnam Court. Current tenants will be relocated to forthcoming new units at Chatham and Ferry Street in Fair Haven and to the next Phase of the Eastview Houses in Fair Haven Heights. Revitalization of the section of Grand Ave between East Street and Olive Street is another integral part of the Farnam plan.

**DOWNTOWN RESIDENTIAL CONVERSION AND REDEVELOPMENT**

Conversion of the former Connecticut Trust Building at 205 Church Street (shown at right) by Cooper Square Realty to 145 residential units is nearing completion. Wells Fargo Bank will remain as the ground floor tenant in the historic bank headquarters, built in 1927, designed by Cross & Cross of New York.



205 Church Street joins several other early 20<sup>th</sup> century office buildings that have been converted to residential use, including 227 Church Street (former SNET headquarters – now The Eli apartment building), George Street (former United Illuminating headquarters), 152 Temple Street, and the Taft Hotel. Two new market-rate housing developments with first floor retail are under construction at 188 College Street (shown at left) and 1255 Chapel Street at Howe Street. In total, nearly 1,000 housing units have been added to the downtown area over the last 10 years, with another 1,000 in the immediate pipeline.



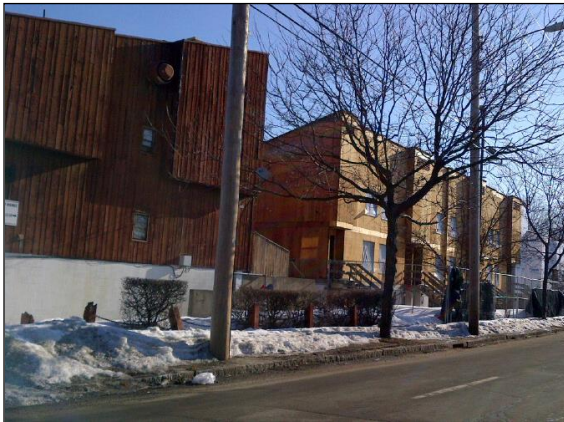
*A residential conversion at 205 Church Street (above) and new construction of a market-rate rental building at 188 College Street (left) will both be ready for occupancy in 2015.*

## NEIGHBORHOOD RESIDENTIAL REHABILITATION AND INFILL



*Residential rehabilitation at Putnam Street (left) and at Edgewood Gardens (below, left and right), and infill housing on Brown Street (right).*

The City Plan Department worked with the Livable City Initiative to rehabilitate several historic buildings in the Trowbridge Square National Register historic district which is located in the Hill neighborhood as affordable housing. On Brown Street, compatible infill structures fill out the streetscape near the newly rebuilt Roberto Clemente Hill Central Pre-K – 8 Schools. In the center of the Dwight neighborhood, Dwight Gardens, a former limited-income co-op located at 99-115 Edgewood Avenue, is under renovation to upgrade its inventory of affordable housing.



## **DEVELOPMENT HIGHLIGHTS: INSTITUTIONAL/COMMERCIAL/MIXED-USE**

### **SCIENCE PARK PLANNED DEVELOPMENT**

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

In 2008, Yale University moved 600 administrative employees into a renovated 25 Science Park, and then moved several support services including printing and centralized kitchen functions, as well as electrical supply services into 344 Winchester Avenue between 2010 and 2014. These moves created the need for more parking and developer Carter Winstanley constructed a 1,100-space garage at 302 Winchester Ave with retail space facing Winchester Avenue. A start-up financial services company, Higher One, moved to a new headquarters facility in the complex in 2012.



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



The residential component of the Science Park redevelopment program includes the Winchester Loft Apartments providing 158 loft style apartment units, with 20% allotted to the affordable housing program, in this phase of the project which will open in the spring of 2015. Site remediation for the next phase of residential development has begun, utilizing a grant from the Connecticut DECD. The Highville Charter School has purchased the former AT&T building at 300 Mansfield Street.

## **DOWNTOWN CROSSING**

### ***Phase I/TIGER II Grant/College Street***

Construction on the first phase of the conversion of the former below-grade highway stub to a more urban street grid is nearly complete. Exits 2 and 3 westbound have been closed and all downtown traffic now exits the remaining grade-separated Route 34 at Church Street.

### ***Phase II/Orange Street***

The next phase of the highway conversion is designed to 30% of completion. Coordination with the developer of the former Coliseum site, Live Work Learn Play, is ongoing. Phase II will create an at-grade intersection at Orange Street and reconnect South Orange Street to downtown.

### ***100 College Street***

The first building in the Downtown Crossing project area is well underway. The new 495,000 sq. ft. building will house the world headquarters for Alexion Pharmaceuticals. The main entrance is off of the reconstructed College Street between Martin Luther King, Jr. Boulevard (formerly North Frontage Road) and Legion Avenue (formerly South Frontage Road).



### ***Phase III/Temple Street***

This project phase is currently in design.

## **CONTINUUM OF CARE/CENTER PLAN DEVELOPMENT**

The block between Dwight Street and Orchard Street, in the former Route 34 right-of-way was sold to Centerplan, LLC. Phase I of the development is a new consolidated headquarters building for Continuum of Care (shown at right) which broke ground in December 2014 at 243 Legion Avenue.



## **JORDAN'S FURNITURE**

Jordan's Furniture, a Massachusetts-based retailer with multiple stores purchased the New Haven Register building at 40 Sargent Drive, received zoning relief and site plan approval, and has initiated site remediation. As approved, the project will include a retail and entertainment complex on this high-visibility site immediately adjacent to an I-95 interchange.

## YALE UNIVERSITY

### *School of Management*

The new Yale School of Management (SOM) building PDD #120 at 165 Whitney Avenue was completed in 2012. Lord Norman Foster, a Yale School of Architecture graduate, designed the building. The new building allows enrollment to increase from 450 students to 600.



### *New Colleges*



Planned Development District #121 at Sachem and Prospect Street was approved in 2011 and then paused; but was restarted in October 2014. Yale is constructing two new residential colleges on Prospect Street between Canal and Sachem Streets. Robert A.M. Stern (Dean of the School of Architecture) is the architect of the collegiate gothic buildings. This major expansion of the university will accommodate over 800 new undergraduate students.

*Rendering of the courtyard for the new residential colleges*

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

### *Other Yale Projects*

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



## COMPREHENSIVE PLAN UPDATE

Comprehensive planning is a core function of the City Plan Department. The Department facilitates the physical development of the city and encourages the development of sustainable land use, economic, and social policy. The current Comprehensive Plan for the city was officially adopted in October 2003. The Plan seeks to identify the most desirable and sustainable use of land in a fully-developed urban landscape. It also serves to guide city priorities concerning housing and neighborhood preservation, economic development, environment and transportation policy. The Department is currently engaged in the ten year update of the plan as required by state statute section 8-23.



The update process began in December 2012. Work done so far includes the completion of a draft "Data Book" of updated statistics, based in part on Census 2010, and the completion of Phase I (initial) community outreach (December 2012 to December 2013).

*Comprehensive Plan community meeting (left) and announcement for the community survey (below)*

As part of community outreach, City Plan staff solicited input from all of the Community Management Teams (CMTs) in the city; City Plan Commission, Development Commission and Redevelopment Agency; non-profit/civic organizations including Elm City Cycling, Cedar Hill Merchants Association, Food Policy Council, and CARE, and regularly provided updates at the Mayor's Night Out meetings. A citywide community survey was also conducted from July 1, 2013 to September 1, 2013 which garnered 920 resident responses from all neighborhoods of the city.

**Help Us Shape the Future of New Haven!**

**WHAT WE'D LIKE TO KNOW...**

- Do you think the city has adequate rental housing in your price range?
- Do you think the city's land use regulations have been effective in preserving the character of your neighborhood?
- What roadway improvements are needed to enhance public safety in your neighborhood?
- Do you think sea level rise is a threat to New Haven's coastal communities?
- Do you think the City should focus more on retaining existing businesses, attracting new businesses, or both?

We need your answers to questions like these to best plan the future of New Haven for the next decade. Please help us by taking a quick online survey at:

<https://www.surveymonkey.com/s/CompPlanSurvey>

**NEW HAVEN**  
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**CITY OF NEW HAVEN**  
CITY PLAN DEPARTMENT  
COMMUNITY DEVELOPMENT

**CITY PLAN**  
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Phase II of community outreach was started in May 2014 to develop draft recommendations of the plan. So far, two community listening sessions were held at the Conte-West Hills Magnet School in the Wooster Square neighborhood and at the Barnard Elementary School in Route 34 West area. The Department intends to seek further input from all of the neighborhoods across the city and complete first draft of the updated document by April 2015.

## ZONING ORDINANCE REVISION

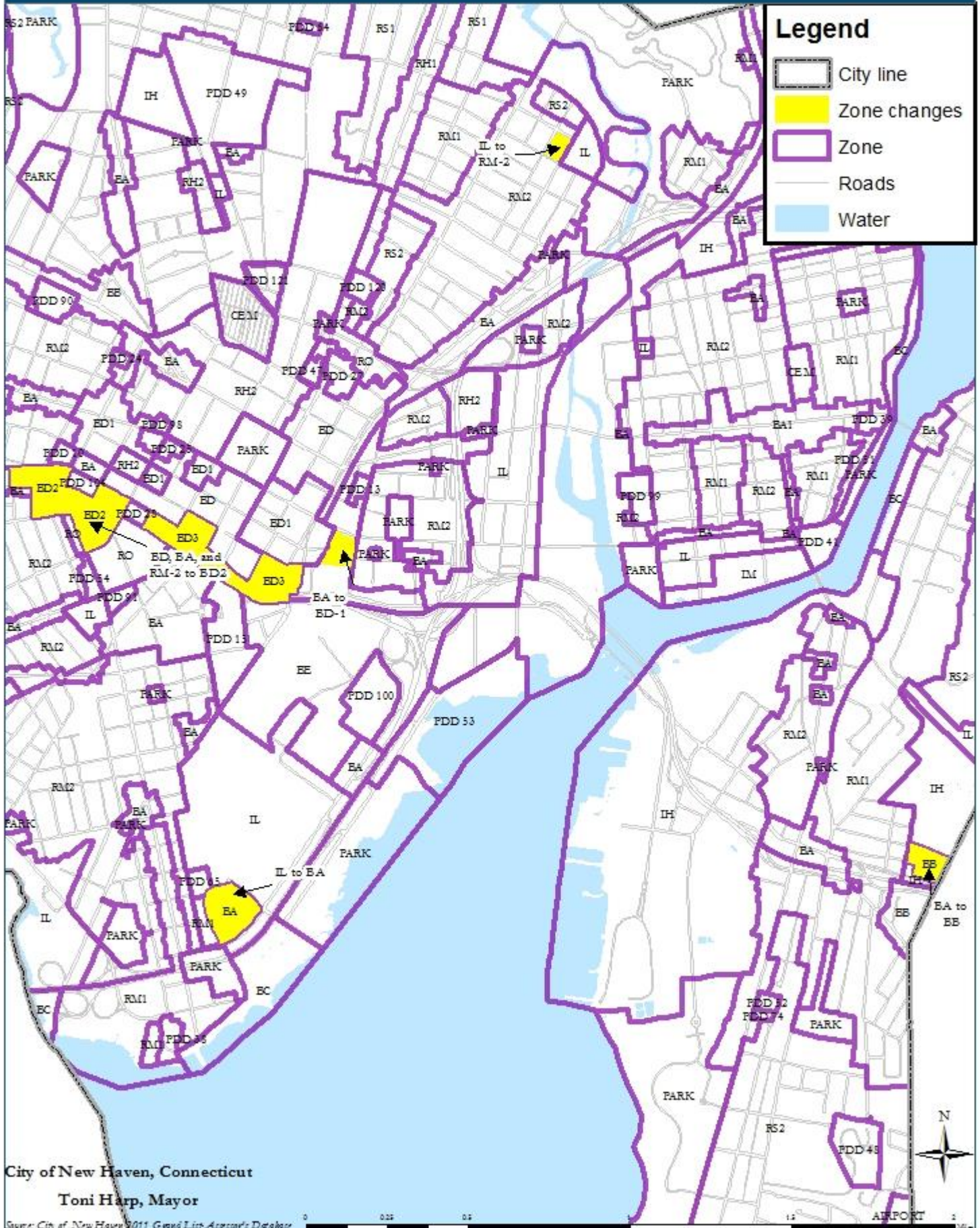
The Department proposed and the Commission and the Board of Alders implemented “Green Regulations” designed to reduce the amount of nonpoint surface pollution runoff by implementing controls on impervious surface coverage in certain residential zones, re-writing building conversion rules to protect against over-development, encouraging multi-modal travel and shared parking to reduce excess parking spaces, as well as addressing light pollution and storm drainage management. These amendments affected Sections 29, 45 and 60 of the Zoning Ordinance.

Text amendments to the BD-1 zone were enacted as a companion to the Chapel West Special Services District proposed map change in 2013. A new BD-3 zone was created to allow mixed use at a higher density (up to 6.0 FAR) which includes larger laboratory spaces and high technology uses. The new district was mapped to the Downtown Crossing/Route 34 East corridor located to the east of the Air Rights Garage, the Temple Medical Building and the former Coliseum site. RH-2 text amendments were enacted to modify the building, parking, open space, professional offices and retail requirements to add greater flexibility for development and respond to changing market conditions for high-density housing and mixed use development.

Other significant zone changes that have been enacted over the last four years include:

- In East Rock to convert the block bounded by Willow, Foster, Nicoll and Canner Streets from IL to RM-2 to fit in with the surrounding residential area. (2011)
- 40 Sargent Drive, the 11-acre former home of the New Haven Register printing and publishing, was rezoned from IL to BA. (2012)
- BA zoned property (totaling 6.2 acres) located at 115 Peat Meadow Road, was rezoned to BB (Automotive Business) for a new car dealership at that address. (2012)
- Rezoning of two parcels totaling just under five acres on Olive Street between Chapel and Union streets from BA (General Business) to BD-1 (Central Business). (2014)
- Portions of the Route 34 West corridor were re-zoned to BD, BA and RM-2 setting the stage for new development. (2014)

# Zoning Map Changes 2011-14



# PROJECT PLANNING OVERSIGHT

## CANAL DOCK & I-95 MITIGATION

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



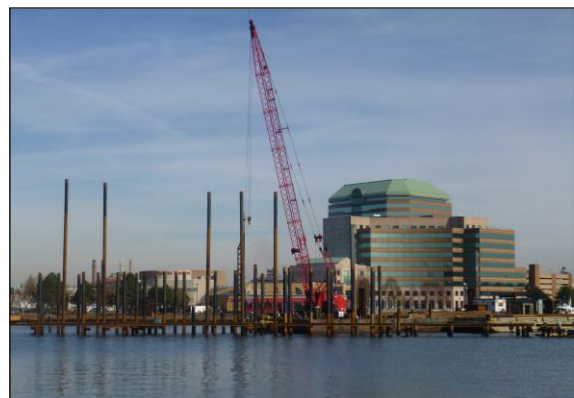
*Rendering of the new Boathouse*

Central to the purpose of this project is saving architecturally significant elements of the historic Yale Boathouse (formerly located at 74 Forbes Avenue) which was demolished to make way for the new Pearl Harbor Memorial (Q) Bridge. 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 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 which is currently under construction. The adjacent Long Wharf Pier can accommodate larger boats and ships, including the Amistad and the Quinnipiack. In addition, the Farmington Canal Greenway will begin at Canal Dock and provide a stronger pedestrian and bicycle link from the waterfront to downtown. Phase I of construction, a one-acre platform, was completed in fall 2014. Phase II is in final design, with bidding anticipated in spring or summer 2015.



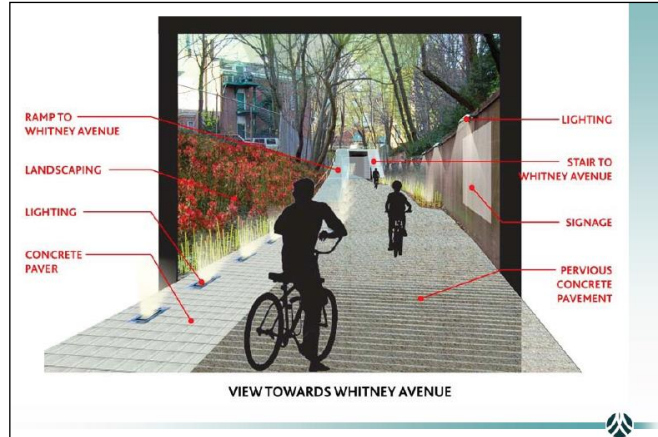
*Boathouse Platform, schematic diagram*



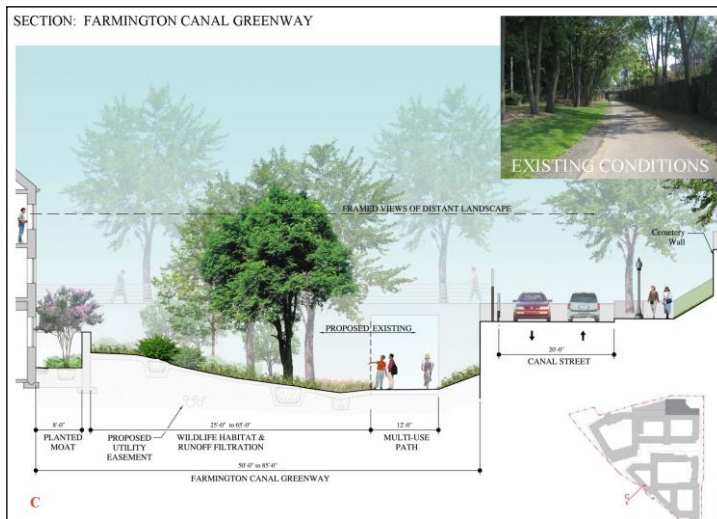
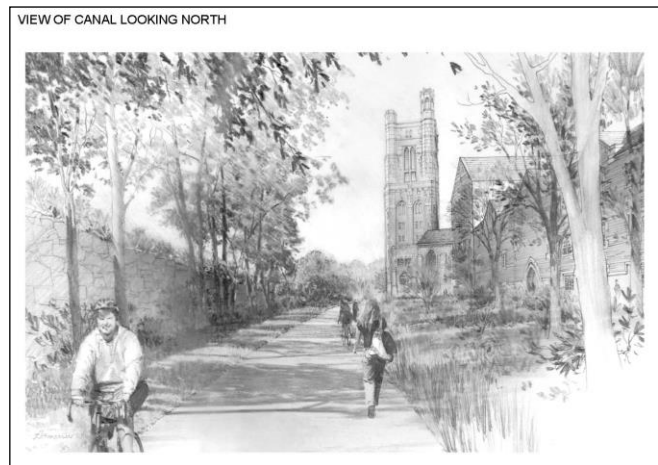
*Platform construction on Long Wharf Drive*

## FARMINGTON CANAL HERITAGE GREENWAY, PHASE IV

Phase IV of the Farmington Canal Heritage Greenway (FCHG) will link the completed sections from Prospect Street north to the Hamden line with the several below grade blocks that pass through Yale University's Campus and the Arts Center. From Orange and Grove Streets the trail will be on-street to Long Wharf Pier and Canal Dock. Several stakeholder meetings were conducted as well as public meetings. Overall schemes for historic and cultural interpretation were developed with additional grants from the State DEP. Construction drawings are complete and the project is ready to bid with a spring 2015 target bid date.



Adjacent to the FCHG at the intersection of the former Canal Street and Lock Street, a small plaza has been dedicated as a stop on the Connecticut Freedom Trail. Named for William Lanson, an African American contractor who worked on both the construction of the Farmington Canal and the Long Wharf Pier, the plaza will include a timeline of Lanson's life.



**Canal Line renderings:**  
 North facing view at Whitney Avenue (top right; and at the New Colleges (middle right); and in typical cross-section (lower left).

## **ENVIRONMENTAL PLANNING AND REVIEW**

The City Plan Department maintains the mandated Environmental Review Record (ERR) which documents determinations regarding the environmental impact of actions funded under various federal and state programs. These include the CDBG, HOME, Lead Paint Based Paint Hazard Control and UDAG Programs. The Department also reviews and provides advice on environmental clearances for certain Housing Authority of New Haven projects that are undertaken with HUD funding. During the four-year interval of this report, the Department staff has reviewed over 425 individual properties.

The Commission also serves as the City's Conservation Commission and the Inland Wetlands Agency. As such, the Commission reviews uses and activities within and adjacent to inland wetlands and watercourses. It also regulates activity within the coastal management area above the high tide line. It reviews site plans for most development activity within the City as well as architectural plans for public buildings and proposed land acquisition, disposition and rehabilitation agreements. In addition it reviews special permit applications for particular uses within the City including telecommunications facilities, large parking facilities and waste facilities.

### ***Flood Hazard Mitigation and Damage Prevention***

The Department revised this ordinance, reviewed it with State DEEP, and shepherded its approval by the Board of Alders. New National Flood Insurance Program (NFIP) FEMA maps in 2013 were developed by FEMA's consultants. The Department worked with the City's Emergency Management personnel to accept them and explain the impacts of the new mapping to City officials and residents.

### ***Mill River District Plan & Trail***

The Department worked with the Economic Development Corporation of New Haven, City Economic Development staff and a consultant, Utile, to develop the Mill River District Plan. The plan looked at shoreline areas on both sides of the Mill River and developed the plan around three strategies: 1. Mill River Industrial Village; 2. New Haven Home Improvement Marketplace; and 3. New Haven Mercantile Food Market. The Plan was adopted by the City Plan Commission and the Board of Alders as an amendment to the 2003 Comprehensive Plan. Department staff is working with business owners and residents to develop a trail along the Mill River.

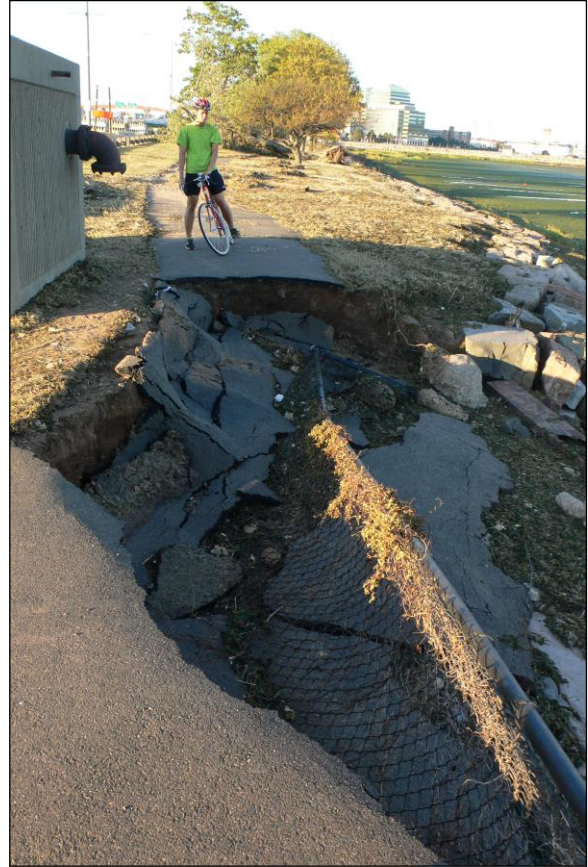
### ***River Street Municipal Development Plan***

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

***CDBG – DR***

The City applied for and received six grants from the HUD program established to repair and improve infrastructure damaged by Hurricane Sandy (October 2012) and Irene. These improvements are critical to protect vulnerable areas from increasingly strong storms and sea level rise. The Department is managing a \$400,000 grant to look at flood protection in the Long Wharf area (shown at right and below) which includes the extensive state-owned rail yards and I-95.

Other grants to the City include: repairs to the seawalls at Brewery Square and along a stretch of Townsend Avenue and to continue work at the River Street Municipal Development Plan (MDP) waterfront bulkhead, as well as a Mill River Shoreline Analysis. The most recent \$4 million award was for drainage restructuring at Union Avenue and Route 34 in order to protect Union Station, Church Street South Housing and many downtown building basements from chronic flooding.



## **PARK PLANNING**

The city's Landscape Architect is located at the City Plan Department. As such, City Plan continues to work closely with the Parks Department in implementation of the Parks Master Plan and related special projects.

### ***Summary of Park Planning Activities by Year***

#### **2011**

Alling Memorial Golf Course Maintenance Building  
View Street Park Splash Pad  
Lighthouse Point Park Sewage Pump Replacement  
Lighthouse Point Park Refuse Compactor  
Congress Street Tree Planting  
Margaret Pastore Memorial  
East Shore Park Sports Lights Phase One  
Fountain on the Green Repairs

#### **2012**

Parks Administration Building Renovations  
Hurricane Irene and Sandy Repairs  
Fort Hale and West Rock Nature Center Walkway/Steps Renovations  
Union Street Dog Park  
East Rock Workshop Administration Building Renovations  
Ralph Walker Skating Rink Roof  
McClain Park Basketball and Tennis Court Renovations

#### **2013**

Dover Beach Park Splash Pad  
Blake Field Electric Service Replacement  
Lighthouse Point Park Underground Electric Service Phase One  
East Rock Park Underground Electric Service  
State Street Triangle Monument  
East Rock Park Deer Fence  
Alling Memorial Golf Course Clock  
East Shore Park Sports Lights Phase Two  
Chapel Day Basketball Court  
View Street Park Playground Renovation

#### **2014**

Long Wharf Park Walkway  
Defenders Monument Restoration  
Edgerton Park Wall Repairs  
Pardee Seawall Repairs  
East Rock Barn Roof Repairs  
Coogan Fieldhouse (Edgewood Park) Rehabilitation



## **MEETINGS & ASSIGNMENTS**

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

Canal Dock Boathouse Corporation, Inc., Board  
Capital Projects Committee  
City-Wide School Building Committee  
Connecticut Chapter, American Planning Association  
Connecticut Conference of Municipalities  
Connecticut DOT (I-95 progress meetings; various bridge projects)  
Data Haven, Board  
Dixwell “Q” House Committee  
Economic Development Corporation of New Haven, Board  
Façade Improvement Design Committee  
Farnam Courts Implementation Committee  
Long Island Sound Assembly  
Livable Cities Initiative, Property Acquisition and Disposition Committee  
New Haven Asthma Initiative  
New Haven Colony Historical Society and New Haven Museum  
New Haven Democracy School  
New Haven Environmental Justice Network  
New Haven Petroleum Cooperative  
New Haven Port Authority  
New Haven Preservation Trust  
Quinnipiac Terrace Advisory Committee – HANH  
Regional Planning Commission  
South Central Regional Council of Governments  
South Central Regional Council of Governments Transportation Committee  
Town Green Special Services District  
West River Neighborhood Revitalization Zone  
West Rock Implementation Committee – HANH  
West Rock Ridge State Park Advisory Council  
Whalley Avenue Special Services District

## **AGENDA FOR 2015**

1. Develop recommendations for the 2013-15 revisions to the 2003 Comprehensive Plan of Development. Submit the plan to the Commission for public hearing and approval and to the Board of Alders.
2. Work with Economic Development and Livable City Initiative to achieve approval of the Hill to Downtown Plan as a Comprehensive Plan amendment and then develop rezoning and design guidelines for the area as recommended in the plan.
3. Develop new zoning for the Mill River District as recommended in the Mill River District Plan.
4. Work with EDA, and Community Services to develop Promise Zone goals and programs.
5. Continue zoning ordinance amendments.
6. Implement the zoning module of the ViewPermit system.
7. Complete and bid the Boathouse at Canal Dock construction.
8. Complete and bid the Farmington Canal Heritage Greenway, Phase IV section from Temple Street to the Canal Dock.
9. Bid Wayfinding Sign Project, Phase I
10. Develop construction drawings for Lanson Plaza at Lock and Canal streets.
11. Begin work on CDBG-DR grant funded study of Long Wharf flood protection
12. Develop a system for digitizing archival records and report databases as well as new application materials.