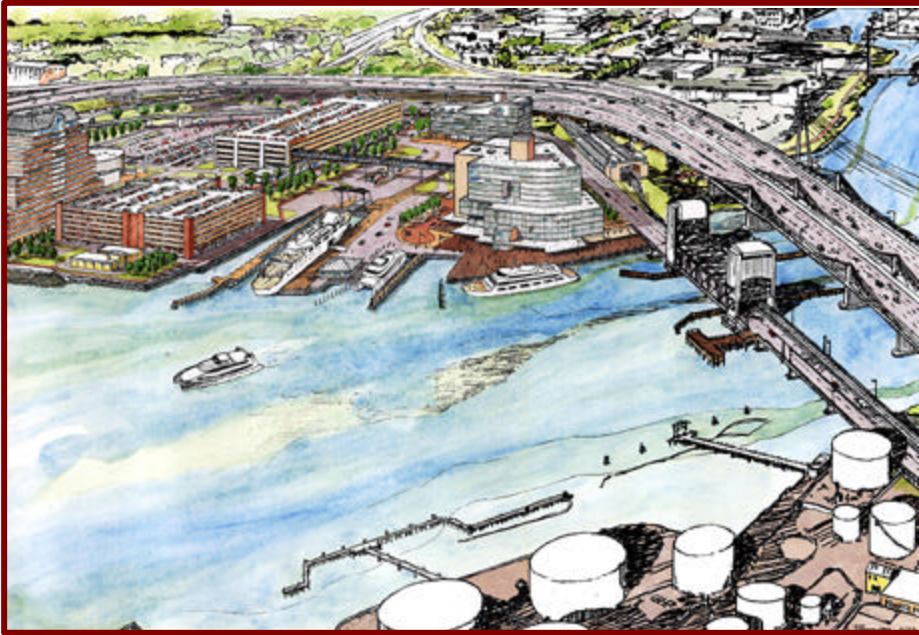


# Annual Report of the City Plan Department *2002*



*Conceptual rendering of the Harbor Access proposal*

Respectfully submitted  
January 13, 2003

City Plan Department  
165 Church Street, 5th Floor  
New Haven, CT 06510



City of New Haven  
John DeStefano, Jr., Mayor

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The City Plan Department directs and 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 Plan of Conservation and 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.

In 2002, the Department is pleased to report completion / approval of the two zoning amendments, the Memorandum of Agreement for mitigation projects associated with the new Pearl Harbor Memorial Bridge, the River Street Municipal Development Plan, a new Data Book and an environmental Green Map. In addition, City Plan advanced a number of initiatives, including designs for the façade improvement program, various technical improvements to the GIS system and the exciting concepts for Long Wharf and Harbor Access.

City Plan provides 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, including the review / enactment of Planned Development Unit and District applications. City Plan advises the Board of Zoning Appeals on variances, special exceptions and other applications.

In addition, Department staff participate in the Long Island Sound Assembly, the Regional Data Cooperative, the South Central Council of Governments, the School Buildings Advisory Committee, the Environmental Advisory Committee and the Regional Economic Development Council.

More short-term assignments include staff participation on the West Rock Advisory Committee, the Quinnipiac Terrace Advisory Committee, the Childhood Obesity Task Force and the Medical Center Parking Task Force.

In 2003, City Plan looks forward to the opening of the Farmington Canal Line, a new Comprehensive Plan and design development at Canal Dock. In addition, the Department anticipates another busy year for its boards and commissions – as significant real estate activity continues in many city neighborhoods.

**Karyn Gilvarg, A.I.A.**  
**Executive Director**  
(203)-946-6378

## Staff

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Joy Ford	City Plan Commission	946-6353
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Donna Hall	Senior Project Planner	946-7842
John Hangen	GIS Analyst	946-6108
Stephen Harris	Planner	946-6752
Gil Hawkins	Planner	946-6375
Roland Lemar	Planner	946-7084
John McMillian	Senior Drafter	946-6377
David Moser, ASLA	Landscape Architect	946-6920
Frank Pannenburg, AIA	Urban Design Coordinator	946-6383
Willie Mae Walker	Administrative Assistant	946-8041

## Products, Publications and Services

Zoning Map Set	\$20.00
Zoning Section Sheet	\$2.00 / sheet
Zoning Regulations	\$25.00
Certificate of Zoning Compliance	\$25.00 / address
Inland Wetland Regulations	\$5.00
Soil Erosion & Sediment Control Regulations	\$5.00
Aldermanic Ward Map	\$10.00
Aldermanic Ward Section Maps	\$25.00
Other Large Maps, each print	\$10.00
New Have Green Map	\$25.00
New Haven Data Book	\$40.00
River Street Municipal Development Plan	\$30.00
GIS Products	Priced accordingly

## Applications and Filing Fees

A complete schedule of application and filing fees can be found in Section 17-22 of the Code of the City of New Haven. The following are the basic fees: Site Plan Review (SPR) Coastal Site Plan Review (CSPR) Inland Wetland & Watercourses Review (IW) Soil Erosion & Sediment Control Review (SESC) Class A (Administrative Review) \$60.00. Class B (Minor Review) \$60.00. Class C (Standard Review) \$110.00. Class D (Major Project and Public Hearing) \$100.00 + Class C fee and Notice fee Revision of a Class C or Class D Site Plan \$60.00. Special Exception \$60.00. Special Permit \$60.00. Variance (Site / Building Dimensions) \$60.00. Variance (Use) \$510.00. Historic District Commission Review \$60.00

## CITY PLAN COMMISSION

### *Membership*

#### Charter-Specified Members

The Honorable John DeStefano, Jr., Mayor \*  
Richard H. Miller, City Engineer \*  
Benjamin Healey (D-1), Aldermanic Representative

#### Appointed Members

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

John A. Russo, Jr., Chairman	2/03
Gregory S. Cassells	2/05
Patricia King, Vice Chair	2/05
Marlene Tureck	2/03

#### Alternates

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

Donna M. Harris	1/05
Rosalind Berman	1/03
Michael E. Bailey	1/03

\* Non Voting Member

### *Overview*

The City Plan Commission was established by Special Act 243 of the Connecticut State Legislature 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. Meetings are generally held on the third Wednesday of each month with special meetings and public hearings held as necessary.

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.

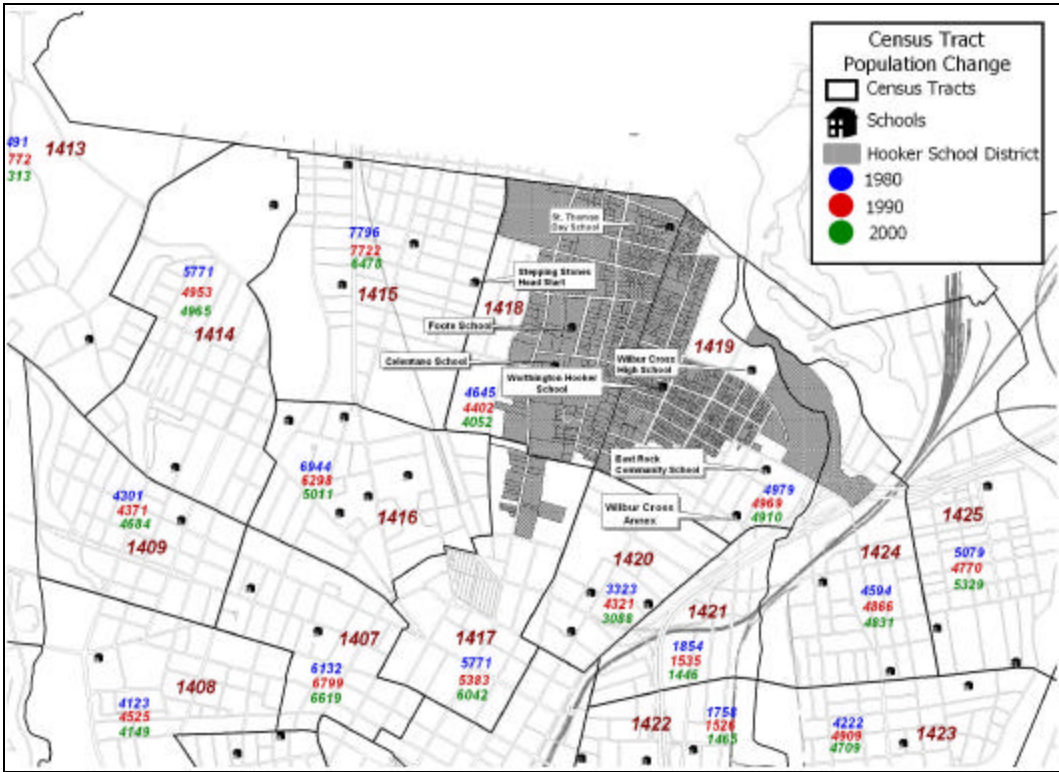
Sections 177-184 of the Charter of the City of New Haven define the primary responsibilities of the Commission. These are developing and updating the

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. In addition, proposed land acquisition, disposition and rehabilitation agreements are reviewed, as are architectural plans for public buildings and major developments.

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.

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.



Worthington Hooker site selection and analysis mapping

2002 City Plan Commission  
Activity Summary

TOTAL MEETINGS	17
TOTAL MATTERS CONSIDERED BY COMMISSION IN 2002	348
TOTAL ALDERMANIC REFERRALS	83 (24%)
Zoning Ordinance Text & Map Amendments (excluding PDD/PDU)	05
Authorization for CPC to Submit Ordinance Amendments	04
Planned Developments (PDD/PDU)	
Application & General Plans or Amendments	03
Detailed Plan Reviews	05
Minor Amendments/Modifications	03
Other PDD or PDU actions	02
Required Zoning Ordinance Referrals from Board of Zoning Appeals (excluding CSPRs)	20
Coastal Site Plan Reviews (CSPR)      (inc. Referrals from BZA)	21
Inland Wetland Reviews	05
Soil Erosion and Sediment Control Plan Reviews (SESC)	03
Site Plan Reviews	58
Special Permits	00
Land Dispositions (excluding LCI)	03
Livable City Initiative Acquisitions	04
Livable City Initiative Dispositions	111
Municipal Development Plans/MDP Actions	00
Redevelopment Agency Advisories	04
Renewal Plan Amendments (Time Extensions)	02
Board of Education Statutory Reviews/Acquisitions/Funding	04
Authorization to Apply for/Accept Grants	08
Consolidated Plan Review	01
Bond Resolutions/ CTDA Designations	02
General Budget/Capital Project Redesignations/Amendments	04
Public Improvements	04
Utility & Other Easements (Signage, Awnings, etc.)	16
Requests for Outdoor Seating	06
Ordinance Amendments (Other than Zoning)	04
Lease/Development/Tax Agreements/Contracts/MOUs	08
Residential Parking Zones	02
Street Closures, Extensions, Realignments, New Streets	02
Other Aldermanic Referrals	09
Minutes	17
Site Plan Guidelines Amendments	01
Coastal Program Amendment	01
Comprehensive Plan Component Reviews	05



*2002 City Plan Commission  
Highlights*

**Comprehensive Plan.** As stated in Special Act Section 296, it is the duty of the City Plan Commission to “prepare a comprehensive plan for the systematic and harmonious development of the city”. This duty is codified in the Charter of the City of New Haven, Section 179 (c). As part of this process, the City Plan Commission held three community meetings in February 2002 to encourage input in the areas of economic development and the downtown, environment and natural resources, and neighborhood planning. It also reviewed other components of the Plan including the Harbor Plan, Data Book and the Green Map.

**IKEA.** The Commission approved rezoning for a new retail facility of up to 325,000 square feet at 500 Sargent Drive at Long Wharf. The project also includes adaptive reuse of a 108,000 gross square foot portion of the former Pirelli building. Detailed Plans will be reviewed in early 2003 with a projected opening date of late 2003.

**New Schools.** The Commission held a special public hearing in February 2002, upon request of Mayor DeStefano, to gain public input and to make a recommendation to the Citywide School Building Committee of a preferred location for a new Hooker School. Its first choice is the Whitney Life Church/Red Cross site at 691 and 703 Whitney Avenue. The Commission also approved final plans for two new schools in 2002, Jackie Robinson Replacement School and Fair Haven PreK-8 School. It approved plans for major renovations of and additions to Fair Haven Middle School.

**Mayor’s Task Force on Medical Area Parking.** The Commission held a public workshop regarding the medical area parking plan. See full project details on page 24.

**Zone Map Changes.** Zone changes adopted by the Commission enabled the River Street Municipal Development Plan, Fair Haven PreK-8 School, Quinnipiac Terrace Replacement Housing pending receipt of a HOPE VI grant, Residential Use on Hallock Avenue, and the IKEA retail facility. Several other zoning changes proposed in 2002 may yield a new market rate housing complex in Westville Village and revised zoning text regarding custodial care facilities.

**Zoning Text Changes.** Two New Haven Zoning Ordinance Supplements were issued in 2002 and an amendment to govern location of “Alternative to Incarceration Programs” is under consideration.

The **April 1, 2002** Supplement added provisions to:

1. Section 1. Definitions. Added two definitions – School (effective 01-1-02) and Waste Processing and Transfer (effective 01-01-99).
2. Section 42. Use Table. Replaced and reformatted to add a Waste Processing and Transfer entry to subsection 42.T in appropriate alphabetic order. .



3. Section 46. Outdoor Activities and Storage, Waste, Dumping and Quarries. Amended to govern recycling, waste processing and transfer by expanding and re-titling the section, and adding definitions of Waste Processing (effective 01-01-99).
4. Section 54. Historic District. Added a new local historic district with Appendix 54.3 City Point Local Historic District Boundary (effective 02-20-01).
5. Section 47. Inland Wetlands and Watercourses. Amended to increase the buffer distance from 25 feet to 50 feet. Changed references from the Office of Building Inspection and Enforcement (OBIE) to Livable City Initiative Building Division (LCI-BD) and the application filing location from OBIE to the City Plan Department (effective 11-15-00).
6. Index. A revision was prepared by the Municipal Code Corporation.

The **December 17, 2002 Supplement** added provisions, all effective 12-17-02, to:

1. Section 1. Definitions. Added one definition – Construction Staging Area.
2. Section 2. Establishment of Districts; Zoning Map. Added a reference to the new IM Light Industry/ Marine District.
3. Section 18. Live-Work Loft Conversions. Added a new section to govern conversion of upper floors of existing industrial loft structures to residential/work use.
4. Table T-1 Summary Schedule of Permitted Uses in Residential Districts, and Table T-2 Summary of Density, Bulk, Parking & Loading Regulations. Add reference to Live-Work Loft Conversions and correct typographical errors.
5. Section 42. Use Table. Add new column for new Light Industry/Maritime zone, reference to Special Permit (SP) abbreviations for Interpretation of Use Table. Entries are amended to add headings to clarify standards for New Construction and Adaptive Reuse (subsection 42.A); add the term Swap to the Pawn Shop entry (42.E); add an entry with Home Goods and Furnishings for Specialty Home Goods and Skilled Trades with a combination of on premises fabrication and sales, a new use category allowed by Special Permit in BA, BD, BD-1, BE, IL, IM and IH zones (42.A); add entries for Construction Staging Areas and General and Special Hospitals, Outpatient Clinics and Public Health Centers (42.O.); add entry for Self-storage Facilities (42.Q); add new entries for Motor Vehicle Junkyard, and Outdoor Storage of materials limits (42.T); and a new Unclassified Uses section that allows such uses only by Special Exception.
6. Section 43. Bulk Regulations. Adds a 2.0 FAR limit for IM zone.
7. Index. A revision will be prepared by the Municipal Code Corporation.

**Proposed Alternative Incarceration Ordinance**. Section 19. Alternative Incarceration. A new section to define and set standards for location of Alternative Incarceration Programs has been submitted to the Board of Aldermen and a Public Hearing conducted by City Plan Commission.

**New Zoning Ordinance**. The comprehensive revision of the Zoning Ordinance, submitted in 1999, remains on the table at the Legislation Committee of the Board of Aldermen.

## HISTORIC DISTRICT COMMISSION

### *Membership*

<u>Appointed Commissioners</u>	<u>Expiration Date Shown</u>
Robert Grzywacz, Chairman	1/03
Renate Recknagel, Vice-Chairman	1/04
Katherine Bennett, Clerk	1/05
Penn Bailey	1/06
Ruth Swanton	1/07

<u>Alternates</u>	<u>Expiration Date Shown</u>
Marianne Mazan	1/04
Francis J. Albis	1/05
Martina Y.C. Lind	1/06

### *Overview*

The City of New Haven has 17 National Register Historic Districts, 1 National Register District that has been determined to be eligible for listing and 3 local historic districts. There are also 32 properties or sites on the National Register that are individually listed. 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 district, individually listed and survey properties are subject to review and approval when federal funds are used in support of the project. 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 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 twelve monthly public meetings at which 30 discussions involving 18 properties were conducted and 17 Certificates of Appropriateness were issued. The Commission met with staff of the School Construction Program during regular meetings to discuss the building programs for Prince Welch School and Truman School. Commission meetings also provided a forum for presentation and discussion of other historic preservation matters. This year, in addition to informal discussions, formally noticed discussions were held on preservation issues related to City acquisition of a colonial era property on Townsend Avenue and the nomination of Westville Village to the National Register of Historic Places.



*New City Point Historic District*

## BOARD OF ZONING APPEALS

### *Overview*

The Board of Zoning Appeals (BZA), created by Special Act in 1928, hears applications for, and may grant relief from, requirements of the New Haven Zoning Ordinance. The City Charter specifies the rules and requirements for 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. All are appointed by the Mayor.

The City Plan Department provides full support to the BZA, including administrative functions (application processing, notices, etc.) as well as advisory reports for the Board's consideration. The advisory reports includes 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

Murray Trachten, Chairman	2/04
Eduardo E. Perez	2/07
David Wright-Biller	2/05
Alphone Paolillo	2/06
Maritza Padilla - Grant	2/03

#### Alternates

#### Term Expiration Date Shown

Roxanne Bailey	2/03
H. Richter Elser	2/04
Cathy Weber	2/04

*2002 Board of Zoning Appeals  
Activity Summary*

TOTAL MATTERS CONSIDERED IN 2002	177
CERTIFICATE OF APPROVAL OF LOCATION (CAL):	
Gas Station	01
Repairer (with or without) Limited Vehicle Sales	04
New or Used Car Sales	07
VARIANCES:	
Lot Area, Yard, Bulk, etc.	105
USE VARIANCES:	
1500 Foot Liquor Rule	00
Other	17
SPECIAL EXCEPTIONS:	
Daycare	02
Restaurant Liquor Wine or Beer	04
Other	13
SPECIAL EXCEPTION REQUIRING CITY PLAN COMMISSION REFERRAL:	
Parking	13
Neighborhood Convenience Store	03
Planned Development Unit	06
Other	00
REVIEW OF ADMINISTRATIVE ORDER OR DECISION OF ZEO:	02
(1) To stop operating a JunkYard (storing, sorting and processing scrap metal) in an IH zone.	
(2) Zoning Director's approval of Building Permit Application (BP-2002-0969) dated 9/20/02, citing variance permitting residential conversion of building located in a RM-2 zone.	

## COMPREHENSIVE PLANNING

### *Overview*

The City Plan Commission and the City Plan Department are preparing the 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. Community meetings and background research was completed this year. A draft of the new plan is anticipated in the second quarter of 2003.

**New Haven Data Book.** As part of this process, the New Haven Data Book was prepared and published. The Data Book is a collection of background materials, including timely information regarding demographics, housing, land use, transportation, economic development, environmental quality and certain community services. The latest US Census data for New Haven and Connecticut also is included. A digital copy can be found at [www.cityofnewhaven.com/govt/gov28.htm](http://www.cityofnewhaven.com/govt/gov28.htm). The document also is available for purchase at the City Plan Department at a cost of \$40.00. Desk copies are available for review in the City Plan Library, the New Haven Free Public Library, 133 Elm Street and the city's branch libraries.

**Green Map.** The new "Green Map" illustrates New Haven's environmental and ecological assets. The map 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.

**Community Meetings.** The City Plan Department organized three community meetings to review background materials and gather input for plan directions. Total attendance exceeded 120. Several cross-cutting themes emerged from these discussions, including neighborhood stability issues, physical design matters, downtown, the environment, transportation and waterfront planning.

**The Harbor Plan.** The City Plan Commission approved the Harbor Plan in June 2002. The plan provides an overview of existing conditions and, from a geographic perspective, examines existing and proposed investments within the area. Development pressure, coastal erosion and planned transportation improvements are among the pressing concerns along the coastline. These matters, coupled with neighborhood revitalization and public facilities planning, mandate a strategic framework that is timely and that is anchored in solid principles. The plan establishes three guiding principles for development: Economic Development, A Sustainable Environment and Cultural Enrichment.







Conceptual rendering of the Harbor Plan.

## 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.

**Farmington Canal Greenway.** At the close of the year construction was nearing completion on Phase I of the Farmington Canal Greenway. This first portion of the trail in New Haven extends from Locke Street to Munson Street. The base trail consists of a 12-foot bituminous surface with an adjoining 3-foot stone dust strip. Brownstone pillars flank the trail entrances at cross streets providing a recognizable design element for the New Haven portion of the greenway that will be carried through as the subsequent sections are built.

This year also saw the completion of consultant selection for the design of Phase II of the greenway. Design and construction of phase II will be undertaken with Federal funds provided through the High Priority Projects Program. This section of the greenway will extend from the end of Phase I, at Munson Street, north to a point near the intersection of the Canal Line right-of-way with Shelton Avenue.



*FCL Phase I – under construction*

**Share the Streets Program.** The Share the Streets Program was created in late Fall, 2002, by Mayor John DeStefano, Jr. This ad hoc committee is made up of local bicycle groups and interested citizens and is being shepherded by City Plan Department. The goal of this committee is to investigate all possibilities for bicycling in New Haven as a means of alternative transportation.

The deadline for this committee's report is early February, 2003. This report will identify all potential bike lanes and shared roadway streets and will also include a proposal for the first bike way to be marked in spring 2003.

**Cities for Climate Protection.** Sponsored by a non-profit organization (ICLEI) working to reduce greenhouse gas emissions and the impact of global warming, New Haven prepared an inventory of its municipal greenhouse gas emissions as well as emissions from the community at large. Among City Plan's recommendations to reduce greenhouse gas emissions: (a) improve energy efficiency and green design in school construction projects; engage UI's Energy Star group to work with LCI to rate and certify new LCI-funded construction.; and (c) pursue purchase of power generated from renewable sources.

**Air Toxics Program.** In April, City Plan secured EPA grant funding to inventory hazardous air pollutants (air toxics) in New Haven. State and county-wide data suggest that New Haven County has the second greatest number of urban air toxic emissions in New England (NATA data). The sources of these chemical emissions are a mixture of point, area and mobile sources, reflecting New Haven's industrial past and its physical location at the intersection of two major highways. The inventory will be one of the first locally-based air toxics inventories in the country and will help identify specific community risks and establish priorities for community outreach.

**School Bus Emissions.** City Plan also secured \$75,000 in supplemental EPA funds which will be allocated toward the additional cost of purchasing Ultra Low Sulfur Diesel for the New Haven school bus fleet. All of New Haven's diesel-powered vehicles are now running on ULSD. The conversion reduces particulate emissions by 20 – 25%. The conversion is significant, since New Haven is the only city in Connecticut currently in non-compliance for particulates.

## NEIGHBORHOOD PLANNING

### *Overview*

The City Plan Department provides technical assistance to LCI, Economic Development and other departments on neighborhood planning matters. City Plan staff participates in community management team meetings, façade improvement design committees, the Dixwell/Elm Haven implementation meetings, various HANH planning activities and Empower New Haven initiatives. 2002 program highlights are as follows:

**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 comment and on-paper design for use by the grantee. Approximately 30-40 designs have been reviewed to date and another 40-50 are anticipated next year.

**River Street Municipal Development Plan.** In early 2002, the Board of Aldermen and the Department of Economic and Community Development approved the River Street Municipal Development Plan. City Plan staff, together with Economic Development, prepared the project plan and financial strategy for revitalization of a 55-acres section of lower Fair Haven.

The MDP proposes five core initiatives: (a) the redevelopment of significant vacant land and building spaces for new light industrial and manufacturing uses; (b) the restoration and adaptive reuse (including mixed uses) of the historic Bigelow / National Pipe Bending complex; (c) the development of a waterfront park and linear trail along the Quinnipiac Riverfront; (d) the improvement of the public infrastructure, including reconstruction of River Street itself; and (e) the implementation of new design controls to create a more appealing and sustainable environment.

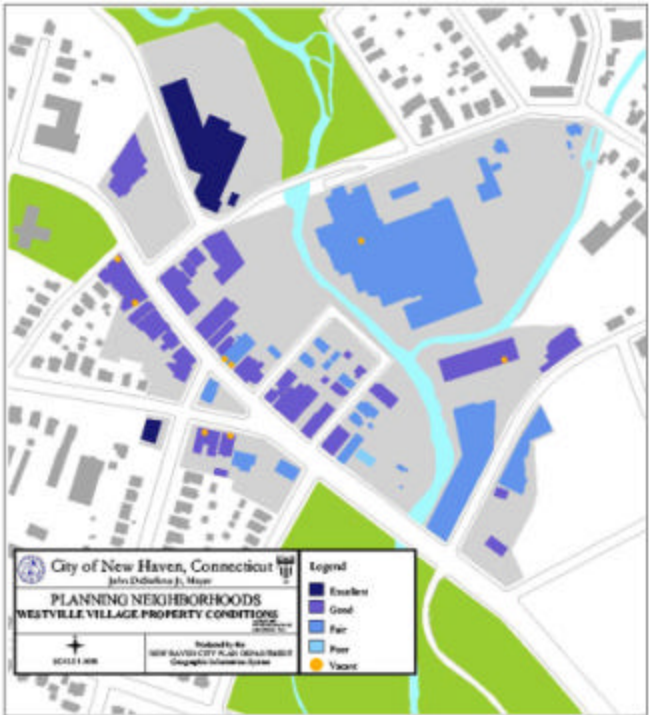
**Whalley Avenue.** The Whalley Avenue renaissance effort began mid-summer, 2002 with the release of a conceptual plan for a “town center” within the Whalley Avenue Special Services District. The core of the proposed neighborhood center is that portion of Whalley Avenue between Sherman Avenue and Norton Street. Shortly after the initiation of the process, WASSD approached City Plan and Economic Development to help expand the project and see it through to fruition. The city saw in this effort an opportunity to expand the area of interest and create a formal project area in order to bring a full complement of tools to a larger problem of disinvestment. This effort has included community outreach to businesses, organizations and citizens.

The proposed project area is roughly bounded by Elm Street to the south, Goffe Terrace to the north, Broadway to the east and Fitch Street to the west. This area contains 1,139 properties with 2,631 residential units, of which 162, or 14.2% have been identified as being in poor condition.



**Grand Avenue.** The Grand Avenue Façade Improvement Program was initiated by the Office of Business Development and the Grand Avenue Village Association (GAVA) in an effort to improve the physical quality of this important retail and commercial area. As a second part of this effort GAVA approached City Plan Department to help them develop a broader vision for the area. A design and marketing charrette was hosted by City Plan and the Community Foundation of Greater New Haven in September, 2001. Through this effort GAVA was able to identify several planning and marketing ideas for further exploration in its efforts to improve Grand Avenue.

**Westville Village.** In September, the City Plan Department and the Board of Aldermen coordinated a community meeting to the Westville Village Association. City Plan prepared a swot analysis, an existing conditions report and surveyed area merchants on a range of issues. The meeting provided guidance to a future plan for Westville Village, proposed physical improvements and important land use decisions (eg. Wintergreen PDD).



*SWOT assessment at Westville Village*

## NOTEWORTHY SPECIAL PROJECTS

During 2002, the City Plan Department initiated and/or participated in a number of short-term special projects. Noteworthy examples are provided below:

**Canal Dock.** The City of New Haven is planning for the development of a major public waterfront recreation and education area just north of Long Wharf Pier to be called Canal Dock. This \$34 million project funded by the Connecticut DOT will provide a center for marine related organizations and their associated public education and recreation programs. A replica of the Yale Boathouse will be the central focus of the project and will house a boathouse, maritime museum, and classrooms and offices for the schooners *Quinnipiack* and the *Amistad*. The boathouse will be surrounded by a pile-supported deck that will provide gathering and festival space in open courtyards and under open air sheds. A reconstructed Canal Dock, a walkway over the mud flats connecting back to Long Wharf Pier, and various boating ramps and docks which can accommodate a range of vessels are also planned. Public improvements will extend into Long Wharf Park and will address issues of shoreline stabilization. See site plan on following page.

The Army Corps of Engineers issued regulatory permits in December 2002 and the Connecticut Department of Environmental Protection permits are expected in early January 2003. The Connecticut Department of Transportation has forwarded to the City the grant agreements to fund the project and these will be submitted to the Board of Aldermen for approval in January.

**School Construction.** City Plan coordinated a community planning effort to identify potential sites for the new Worthington Hooker School. Site selection was extremely difficult for this school due to the developed and stable nature of the neighborhood which made finding a suitable site very difficult. After a rigorous process involving many community meetings and site analyses, the City Plan Commission recommended the Whitney Life Church / Red Cross site on Whitney Avenue.

**Transportation.** City Plan staff continues to monitor Connecticut DOT activities in New Haven. Staff regularly attends 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. Of note:

- (a) I-95/West River. City Plan staff participated in design discussions – including traffic calming on Sea Street – prepared the city's formal testimony at public hearing.
- (b) I-95 / I-91 / Q. Bridge. City Plan staff participated in numerous CDOT design meetings. The staff was instrumental in implementing the Connecticut AIA / CDOT review charettes regarding the new Peal Harbor Memorial Bridge
- (c) Whalley Avenue. City Plan staff coordinated a field visit with CDOT engineers and provided guidance to site furnishings, landscape architecture and overall contextual design of this project.

Canal Dock site plan



Other projects under review / performance monitoring: Church Street South Extension, Bridge at State Street over Mill River, Bridge at Blake Street over Wintergreen Brook Bridge.

**Transportation Strategy Board.** City Plan also participated in the Transportation Strategy Board, providing guidance to local representatives concerning proposed feeder barge service to New Haven, commuter rail to Springfield and repair of the Ferry Street Bridge.

**Quinnipiac Terrace Hope VI Master Plan.** City Plan provided a substantial staff commitment to the master planning process for the proposed Quinnipiac Terrace Master Plan. Staff served on the advisory committee, participated in the design charrettes and reviewed the plans for consistency with city land use policies. In addition, the staff prepared certain aspects of the Hope VI grant application and reviewed the PDD and PDU applications.



*Consultant rendering of Quinnipiac Terrace Master Plan*

**Mayor's Task Force on Medical Area Parking.** Convened in 2001 in response to the then impending development of the Route 34 corridor, and heightened this year by the increased parking encroachment into the Hill neighborhood and likely development along the Frontage Road median, the Mayor's Task Force on Medical Area Parking worked to solve the burgeoning issue of a limited parking supply in the medical area district. In conjunction with three institutions (Yale School of Medicine, Yale-New Haven Hospital, and CMHC), along with representatives from city agencies and neighborhood groups, recommendations were proposed that aim to rectify the existing parking concerns within the area while creating mechanisms that ensure the parking supply remains sufficient as the need expands.

**Aldermanic Ward Redistricting.** City Plan staff provided both primary and secondary data collection and analysis for the Board of Aldermen in their decennial ward redistricting process. In addition to measuring total population, racial and ethnic identity percentages, and voting age incidence for numerous potential and proposed ward boundaries, the department also provided the extensive mapping capacity necessary for this project. Staff also reviewed and double-checked accuracy of the means and bounds legal description on file with at the City Clerk's Office.

## **PARK PLANNING**

### *Overview*

City Plan continues to work closely with the Parks Department in implementation of the Parks Master Plan and related special projects. In 2002, a number of projects moved through design and into implementation. Of note:

**New Haven Green Commemorative Fountain.** Under the direction of the City Plan Department and a consulting landscape architect, a committee from city departments worked with the Proprietors of the Green and the Regional Water Authority to develop a fountain design to be located on the Green. The project is currently under construction and is 75% complete.

The fountain will wrap around the existing memorial flagpole on the lower green. 32 fountain jets will spray out of a shallow pool of water. The fountain basin and adjacent seat wall will be clad in grey granite similar to the existing flagpole steps. Almost half of the project cost of \$545,000 is funded from private donations.

**West River Memorial Park Master Plan.** City Plan continues to implement the West River Master Plan. The hydrodynamic computer model is 95% complete. A final report will be complete by early 2003. The model shows that one and possibly two tide gates can be opened to improve water quality and habitat in the park. Grant sources are being investigated to fund the opening of one tide gate. Funds are in place to rebuild the two soccer fields on Ella Grasso Boulevard. The work will begin in Spring of 2003.

**DeGale Field Master Plan and Park Improvements.** Through a series of community meetings led by the Parks Department and City Plan, a master plan has been developed for De Gale Field. The master plan retains the existing sport fields on the site while developing the park as a center for family oriented activities. Construction documents are being prepared and the project will be constructed in the summer and fall of 2003. The project budget is \$560,000.

**Edgewood Park Pond.** The Edgewood Park Pond has, until recently, provided both passive and active recreation opportunities in the form of a park water feature and a fishery resource. Over many years, a steady accumulation of organic matter has reduced the depth of the pond to less than two and one half feet. The shallowness of the pond in the summer months allows the water to heat up to levels where fish cannot survive. This, coupled with fecal matter from a year-round waterfowl population has combined to create algal blooms cover the pond in the summer creating a pool of green muck, and unpleasant odors.

A dredging and replanting program is underway to restore the pond to a condition that will keep the water cooler and cleaner in order to restore its aesthetic and fishery value. The project has been designed and all DEP regulatory permits have been secured. The

dredging operations are scheduled to be completed by June 2003, and will establish an average depth of seven feet to the pond.

**Jocelyn Park Playground.** Two existing playgrounds were completely renovated with new equipment. City Plan designed the new play equipment and the Parks Department installed it with their own labor. Cost: \$30,000.

**Edgewood Park Railing.** Approximately 1,000 feet of deteriorated guide rail has been removed and replaced with new post and cable guide rail on Edgewood Avenue (on the Park side) from Boulevard to Pendleton Street. Cost: \$24,172.

**Galvin Park Playground.** An existing deteriorated playground has been removed and replaced with new play equipment, pavement and safety surface. Cost: \$57,248.

**South Genesee Park.** A non descript, poorly maintained ballfield and parking lot surrounded by the McConoughy Terrace housing complex has been transformed into a new park space consisting of paved walking paths with tree plantings, landscaped playground areas with sidewalks and benches, a basketball court, park signage and drainage improvements. Cost: \$336,177. Project is 90% complete.

**Veitch Field Ballfields Restoration.** Two deteriorated existing little league baseball fields are being completely renovated with new fencing, backstops, bleachers, dugouts, irrigation system, electrical service, and sodded fields. Cost: \$250,000. Project is 60% complete.

**East Rock Playground.** An existing playground was completely renovated. Community volunteers installed a major portion of the new play equipment. Cost: \$70,000.

## **GEOGRAPHIC INFORMATION SYSTEM**

### *Overview*

The past fiscal year saw continued progress in the City Of New Haven's efforts to implement an enterprise geographic information system (GIS) solution that will address a wide range of departmental needs and demands. Highlights of the GIS program include the ongoing development of GIS data and related products, continued coordination between various departments and levels of City government to facilitate the introduction of GIS technology, multi-departmental GIS training, and the procurement of new GIS-based hardware and software.

### **GIS data and related products:**

1. Revised Aldermanic Ward Boundary data
2. Revised State Assembly District Boundary data
3. Created Planning Neighborhood Boundary data
4. Revised Street Centerline data
5. Revised Parcel data, including October 2001 grand list information
6. Trash Collection Routing data (for Public Works)
7. Bulk Pick-up Routing data (for Public Works)
8. Revised School Facilities data
9. Aldermanic Ward Map series, including booklet and PDF formats
10. Planning Neighborhood Base Map series, including paper and PDF formats
11. New Haven Green Map
12. Comprehensive Plan and Data Book Map series
13. Large-sized City Base Map

### **City-wide GIS coordination:**

1. The GIS Executive Committee, a policy-level coordinating body, met several times to discuss administrative and budgetary issues related to GIS technology.
2. The GIS User's Group, a focus group dedicated to end-users of GIS, remained active in developing GIS-based strategies and initiatives.
3. The City Plan Department continued to assist other departments as a lead resource for technical assistance related to GIS technology. Additionally, City Plan personnel produced a large number of GIS-based products at the request of other City Of New Haven departments and private interests.

### **GIS Training:**

In February 2002, GIS training courses were offered to City Of New Haven GIS Users. These courses, taught by a certified ESRI ArcView instructor from Brodie Group (GIS consultants), incorporated both beginner and intermediate components.

**Hardware and Software :**

1. A new SQL-based server was purchased for GIS use. This new server configuration will allow multi-user access to GIS data with little degradation of overall system performance.
2. The first phase of the City-wide GIS/CAMA Viewer software deployment is nearing a successful completion. This easy-to-use GIS software will allow user's to do simple parcel-based queries and analysis with a minimal amount of training.

## COMMITTEE MEETINGS

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

Canal Dock Committee  
Central Kitchen / Board of Education  
Childhood Obesity Task Force  
City-Wide School Building Committee  
Connecticut Council of Municipalities  
Connecticut Trust for Historic Preservation  
Dixwell JMAT  
Downtown Development Selection Committee  
Environmental Advisory Council  
Fair Haven Community Management Team  
GIS Executive Committee  
Greenway Charette & Working Group, International Festival Cities Program  
Harbor Trail Committee  
Hill Implementation Committee  
ICIC CLUSTER (Chamber of Commerce)  
Mill River Watershed Association  
New Haven Colony Historical Society  
OPM I-91 Corridor Plan  
Pardee Morris House Committee  
Q-Terrace Master Plan  
Quinnipiac River Conservation and Development Corridor  
Quinnipiac River Watershed Partnership  
Regional Cultural Plan  
Regional Data Co-op Board / United Way Compass Project  
Regional Growth Partnership  
Rideworks  
Sidewalk Task Force  
South Central Regional Council of Governments  
South Central Regional Council of Governments Housing Committee  
South Central Regional Council of Governments Trails Sub-Committee  
South Central Regional Council of Governments Transportation Committee  
Town Green Special Services District  
Waterborne Plan Advisory Committee  
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  
Youth In Government (Mayor)



## AGENDA FOR 2003

### *Outlook*

In 2003, City Plan anticipates significant volume at both the City Plan Commission and the Board of Zoning Appeals. This is based on significant interest downtown, the prevailing low interests and soft conditions in equities. These factors have moved investment dollars toward real estate and the city is seeing interest both in latent projects from the late 1980s and new ventures (eg. Wintergreen PDD, 900 Chapel Street, IKEA, etc.).

The City Plan Department will continue to review these projects in light of overall city objectives – as outlined in the Zoning Ordinance and the new Comprehensive Plan. In addition, the Department is mindful of the objectives of the Consolidated Plan and the Municipal Strategic Plan. Moreover, the Department continues to encourage high quality contextual design and protection / enhancement of the quality of life in the city's neighborhoods.

### *Highlights*

**Census Challenge.** In 2002, the Census Bureau released the block level demographic detail for the City of New Haven. While analyzing this information, we recognized that there were numerous errors that resulted in hundreds to even thousands of people being incorrectly counted within, and in some circumstances, outside of our city boundaries. Our challenge, which was initiated in September, is now before the Census Bureau Count Question Resolution Program and aims to rectify the problems we have identified, and assure that we are fully represented in all public and private programs that rely upon the completeness and accuracy of this information.

The economic importance of our challenge is that these corrected counts will be used in all applications for state and federal programs and grants, such as CDBG funds. According to a recent study by the Brookings Institute, each additional person over 100,000 people is worth \$1,400 per year in federal program grant money. Under this formula, if we are successful in increasing our population by a modest 500 people, the resulting benefit to the City could be worth an approximate \$700,000 per annum for the next eight years in federal program grant monies alone. Under our challenge, we are submitting evidence supporting the addition of nearly 1,500 residents, which in turn, could translate into \$2.1 million in federal monies per annum. Additionally, the State of Connecticut is also required to use this adjusted count in all funding programs that require the use of Census data. This affects not only the City of New Haven in relation to other towns in the State, but also the countless public and private businesses and residents who apply for grants and loans through the more than 220 state programs that require census data. This benefit, though yet to be quantified, can only increase the likelihood of successful New Haven applicants for these funds.

**Canal Dock and Harbor Access.** The last phase of I-95 improvements – at Long Wharf – is a once-in-a-generation opportunity re-shape the city’s relationship with the waterfront. City Plan will place substantial emphasis on implementation of the Canal Dock (\$30 million Boathouse program) and the CDOT design for Harbor Access.

At Canal Dock, the Memorandum of Agreement with DOT includes \$30 million for the City – through City Plan – to construct a replica of the Adee Boathouse and to complete site development – platforms, bridges and furnishings. City Plan will continue to staff the emerging Canal Dock Corporation, a proposed non-profit and aggressively seek outside funding for a detailed master plan. Canal Dock Corporation will be responsible for programming and management of the new facility.

With regard to Harbor Access, City Plan will work with the Mayor to secure an additional \$100 million in highway design improvements in order to (a) double the size of Long Wharf Park; (b) create a pedestrian connection over the highway; (c) transform the Williams tank farm into a mixed use / commuter ferry destination; (d) create a new local road just east of the rail yard and (e) enhance highway access at Brewery Street.



*In-house rendering of New Haven’s Harbor Access proposal, including planned improvements to Canal Dock.*

**New Comprehensive Plan.** The new comprehensive plan is nearing completion and will be issued in draft form in the second quarter of 2003. Following public hearings and commentary, the Commission will take final action on the plan and prioritize implementation steps.

**Farmington Canal Greenway.** City Plan will coordinate design of Phase II of the Farmington Canal Greenway and submit various grant applications to secure necessary construction funding.

**Whalley Avenue Plan.** City Plan, together with LCI and Economic Development, intends to complete a revitalization plan for Whalley Avenue – emphasizing the Town Center concept, new design controls and stabilization of the residential area.

**New Zoning Ordinance.** A proposed new Zoning Ordinance is pending before the Board of Aldermen. The new Ordinance proposed a number of policy and technical changes which City Plan believes are essential to the harmonious development of the city and the appropriate review of land use applications.

**Regional Housing Plan.** In recent years, City Plan has encouraged development of a regional affordable housing strategy and, this year, participated in consultant selection with the South Central Regional Council of Governments. Development of a timely, functional plan is essential to a regional approach to affordable housing.

**Harbor Management Plan.** City Plan recently was awarded a grant from the Department of Environmental Protection to prepare a Harbor Management Plan. The plan will be prepared in a manner consistent with the guidelines provided by the Office of Long Island Sound Programs and the Connecticut Harbor Management Act. As such, the plan will address both land use planning along the waterfront as well as planning for in-water activities, including standards for anchorage locations, transient docking facilities, marinas, bridge operations, etc.

**Flood Hazard Mitigation Plan.** The Disaster Mitigation Act of 2000 requires local communities to prepare a hazard mitigation plan as part of the FEMA emergency relief program. Although the city does have appropriate zoning controls in place, a mitigation plan must be developed. City Plan will seek grant assistance to complete this document.