Welcome and Introduction
Agenda – May 29 Community Meeting

• How tonight’s meeting fits into the process
  – Focus on Church Street South redevelopment and adjacent areas
  – Generate ideas to be included in larger district plan

• Overview of key planning and design considerations

• Small group discussions — primary focus is on creating planning/design concepts for redevelopment of Church Street South and its connections to the larger district

• Small groups present work to all participants

• What we learned tonight/next steps
Process: Meetings

- Sept. 20, 2012  Preliminary Meeting

- March 12, 2013  Roundtable with Developers

- April 16, 2013  Development Principles for Church Street South
- April 22, 2013  Planning Context & Market Study Findings

- May 29, 2013  Church Street South Planning Workshop

- June 25, 2013  Concept Plans for Hill-to-Downtown Study Area

- Aug. 27, 2013  Draft Hill-to-Downtown Master Plan Review (tentative)

- Sept. 24, 2013  Final Hill-to-Downtown Master Plan Review (tentative)
Share your ideas online........with MindMixer

www.hilltodowntownnewhaven.com
(“Hill to Downtown New Haven dot com”)
Overview of April 22\textsuperscript{nd} Public Meeting

• “We want a range of housing options: a desire for mid-range housing and not just high-end condos or Section 8 housing”

• “We need attractions, retail opportunities, and things to do”

• “We need to see action: we’ve heard of plans for years but nothing happens”

• “Go beyond parking lots and garages and build a community people want to engage with”

• “Don’t gentrify us out – the goal should be to create a sustainable community for everyone”
What you said....LIKE BEST

TROWBRIDGE SQUARE
UNION STATION
THREE SCHOOLS
AMISTAD PARK
What you said....NEEDS IMPROVEMENT

CHURCH STREET SOUTH
POLICE STATION
NURSING SCHOOL
VACANT CDC BUILDING
PLANNING CONTEXT:
FOCUSING ON CHURCH ST. SOUTH
Some improvements are planned to the street grid to make it easier to get around.
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Summary of market analysis

• 1,050 to 1,300 new multifamily units possible in the next 10 years

• 300,000 to 500,000 SF of office space possible, but more likely in the Downtown area

• 600,000 to 1,000,000 SF of research/lab space possible by 2022
Church Street South today: the numbers

- 301 units
- 3-4 story buildings
- Surface parking or “tuck under” spaces
- 10.8 acre site
- Density: 28 units/acre
City’s principles for redevelopment: the numbers

• 650-750 units +/-
• 4-6 story buildings for the most part
• Structured parking
• 10.8 acre site
• Density: 60 to 70 units/acre

• 3 bedroom units: 70 to 100
• Affordable units: 150 +/-
• Workforce and market rate units: 70-80%
MOST BUILDINGS IN ANY REDEVELOPMENT OF CHURCH STREET SOUTH WILL LIKELY BE MID-RISE

Midrise: 4-6 stories

30-75 UNITS/ACRE
High-rise: 8-12+ stories

SOME PORTIONS OF REDEVELOPMENT COULD BE HIGH-RISE

75-125 UNITS/ACRE
Townhouse: 2-3 stories

SOME PORTIONS OF REDEVELOPMENT COULD BE TOWNHOUSES

15-30 UNITS/ACRE
Church Street South housing today: what are the design challenges and how can they be fixed

- Does not provide a safe and attractive environment for residents
  - Poor condition of buildings
  - Safety concerns
- Feels disconnected from surrounding neighborhoods and districts
- Is a barrier to pedestrian movement to and from Union Station—from the Hill, Downtown and Medical area
- Interrupts Columbus Avenue
- Does not create an attractive pedestrian environment at its edges
- Does not create an attractive gateway to the city from Union Station—one of the New Haven’s most important points of entry; blocks views to the station from surrounding streets
- Does not include attractive open spaces—public, semi-public, or private
Considerations for design:

• STRONGER MORE ATTRACTIVE STREET EDGES
• BETTER CONNECTIONS
• RELATE TO UNION STATION
• PARKS and OPEN SPACE
CHURCH STREET SOUTH

ROADWAY DOMINATED BY VEHICLES- LITTLE PEDESTRIAN ACTIVITY

BUILDING WALLED OFF FROM STREET
BUILDING DEFINES STREET CHARACTER

VARIATION IN BUILDING HEIGHT

ATTRACTION MATERIALS; VARIED COLORS

CAREFUL ATTENTION TO STREET-LEVEL DESIGN

PEDESTRIAN CHARACTER
Considerations for design:

- STRONGER MORE ATTRACTIVE STREET EDGES
- BETTER CONNECTIONS
- RELATE TO UNION STATION
- PARKS and OPEN SPACE
Barriers to movement
More direct pathways?
Considerations for design:

- STRONGER MORE ATTRACTIVE STREET EDGES
- BETTER CONNECTIONS
- RELATE TO UNION STATION
- PARKS and OPEN SPACE
WIDE STREET – DIFFICULT TO CROSS

CONVENIENCE STORE SET BACK FROM STREET

ATTRACTION LANDMARK BUILDING

WALL AND PARKING FORM UNATTRACTIVE STREET EDGE—LITTLE ACTIVITY

UNION STATION – NEW HAVEN
Considerations for design:

• STRONGER MORE ATTRACTIVE STREET EDGES
• BETTER CONNECTIONS
• RELATE TO UNION STATION
• PARKS and OPEN SPACE
FENCE AT EDGE CREATE SENSE THAT PARK IS NOT FOR EVERYONE

NO FOCAL POINT OR VISUAL FOCUS TO DRAW PEOPLE INTO SPACE

PARK IS VISUALLY ISOLATED FROM HOUSING WITH FEW "EYES ON THE PARK"
STATION IS VISUAL FOCUS - DRAWS PEOPLE THROUGH SPACE

SPACE FEELS OPEN, PUBLIC AND WELCOMING – NO BARRIERS AT EDGES

HOUSING and GROUND FLOOR USES DEFINES EDGES – CREATES SECURE ENVIRONMENT...”EYES ON THE PARK”

HIGH QUALITY DURABLE MATERIALS
INTERNAL SEMI-PUBLIC GREEN SPACE WITH PLAYGROUND

PRIVATE STOOPS FRONTING PUBLIC SIDEWALKS AND GREEN SPACE

SHARED PUBLIC ENTRY GARDENS TO RESIDENTIAL BUILDINGS
Breakout Groups

• Each group is asked to **prepare a list of characteristics of future development**

• Each group is asked to **create an annotated plan**

• You don’t need to reach consensus—if there are different opinions that’s fine

• Important to record your discussion/thoughts—we don’t want to forget important thoughts

• You have a facilitator and a note taker (words and drawings) to support your work—but it’s your thoughts we are seeking

• One or two people from the group (NOT the facilitator or note taker) will briefly present your work to the whole meeting
Things for groups to consider

• What are the most important qualities you would like to see in future development?

• What amenities should be included?

• Should there be a public space on site — if so where?

• Are there places that are best suited to mid-rise, high-rise or townhouse development—show these on your plan

• Are there important pathways/connections between the site and other places in the area—if so, mark them on your plan