Hill-to-Downtown Planning Study

NEW HAVEN, CT
Welcome and Introduction
Agenda – June 25 Community Meeting

• How tonight’s meeting fits into the process
  – Focus on the district as a whole
  – Lessons learned from previous meetings
  – Discuss alternative planning scenarios
  – Consider positive and negative aspects of each
  – Consider what has the best chance of actually happening

• Overview of 3 planning scenarios

• Discussion

• 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 Neighborhood & Church Street South Planning Workshop
- June 25, 2013 Concepts 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)
May community meeting

QUALITIES

- Want Columbus reopened! As a zoo
  (seriously important)
- New street connections are a good idea, especially Columbus
- Want security! Controlled access to
  Private entrances, shared hallways
- Safety, security, green space, a place for kids to play
- Today, you can't tell if you're in front or back of building. Blocks should have
  clear fronts, backs. You should be able to
tell where you are.
- Gymnasium, laundromat, facility
  fitness club
- Private, assigned to each resident
  Each unit should have own entrance
Senior Center

- No more than 6 floors
- Too high is isolating
- Balconies important
- Townhouses
- Mixture — low housing for elderly
- Families low to mid rise
- Want to see open space from windows
- Much better lighting
- Public space across street from train station, but separated from Church St. Smith housing

Lab of Windows

- X Key
  1. 60+ employed
  2. Retail/Function
  3. No Net Loss Core Income Housing
  4. Solar/Green
  5. Keep S1 in New Haven
  6. Scale/Lighting (no sodium)
  7. K8C \Rightarrow RR Corridor
  8. Community\text{ } no\text{ }respect\text{ }scale\text{ }of\text{ }neighborhood

[Handwritten notes]
Parking Lot

- What becomes of Yale School of Nursing
- Source of funding - Fed funds result in elderly units being used to house troubled population (e.g., drug treatment CTRs)
- Too many social services: rehabilitation, nursing

Issues:
- Safety: remove walls @ C.S.S.
- C.S.S. area is dark & inaccessible
- Tent City is a box, need better style brick (e.g., light colored)
- 3-story townhouses & board
- Green space needed (w/ flat area)
- Columbus Ave should be reconnected (w/ car & bike access)
- Troubridge so should connect to U.S. too
- Better ped connection to downtown
- Taxi loading area needed, off street (unobtrusive)
- Combination of uses - mostly housing @ C.S.S.
- More rest, shops, gift store/flowers, fresh food, grocer
- Owner-occupied (w/ accessory landlords)
- Bike paths desired
- Mix of income & ages should be encouraged
- Stop segregating
- Too many one-way streets
- Get people out of cars/reduce emissions

Qualities:
- Playground: too small, troublesome
  - "How to cross a busy street w/ 3 kids under age 5"
  - Scale: should transition to neighborhood (not too tall)
  - "Resilege, in hi-rise it doesn't stick out like some things"

Parking: if on street it should be for residents
- Also some garage availability is key
Key community meeting themes

• **SENSE OF COMMUNITY**
  – Meet and interact with neighbors

• **SAFE/SECURE**
  – Crime, traffic

• **CONNECTED**
  – To neighborhood and downtown; not socially isolated

• **THINGS TO DO**
  – Community space/amenities, retail

• **OPEN SPACE**
  – Play space, meeting space, activity space......

• **MIX OF PEOPLE**
  – Income, age....
Market Assessment  Projected Needs over 10 years

• Residential
  • 1,200 to 1,400 units (including Church St South) – 20% affordable

• Institutional and Private Sector Labs or Research Facilities
  • 600,000 to 1,000,000+ square feet
  • 200,000 to 300,000 square feet per building

• Office
  • Long-term opportunity
  • 6 to 8 story building type

• Parking
  • Structured parking skinned with development will be needed
  • Additional integrated parking on a parcel by parcel basis

• Retail
  • Neighborhood convenience, including food and beverage; larger format retail (urban format) possible in high-traffic locations. Examples: Niche Grocer, Pharmacy, General Merchandise, Boutiques, Electronics (Verizon, RadioShack), FedEx, Kinkos, others
Church Street South Redevelopment Principles

- 650-750 units +/-
- 3 bedroom units: 70 to 100
- Affordable units: 150 +/-
- Workforce and market rate units: 70-80%
- Community Center/Common Amenity Space
- Active and Passive Green Space
- Commercial office building—preferred along Union Avenue but not required
- Retail opportunities—based on market potential
- Structured parking
PLANNING SCENARIOS FOR THE FUTURE OF THE DISTRICT
Planning Scenarios

• Scenario 1 – Urban Village/Station Square

• Scenario 2 – New Main Street/Urban Gateway

• Scenario 3 – Neighborhood Square
Key issues addressed within the scenarios

• Uses – residential/commercial/medical mixed use/retail
• **Centers of activity** – location, uses, orientation
• Retail – what works and where
• Community spaces – parks, plazas, play areas, other
• Parking – where structures are best located
• Edges – transition of uses, “good neighbors”
• Streets – character, function, emphasis
• Connectivity – easy to get around, pedestrian, vehicular routes
• Affordability – housing, retail
• Safety/Security – mix of uses and activities at all times; “eyes on the street”
New Streets Connections......
Things to consider......

• What do you like about each Planning Scenario?
• How could we make it better?
SCENARIO 1 Urban Village/Station Square

Key Features:
- Retail:
  - Focus neighborhood services and restaurants/cafes near Union Station
- Public Space:
  - Create civic park across from station and neighborhood green space along Columbus Ave
- Scale:
  - Keep buildings lower along neighborhood edge

HOWARD AVENUE EDGE
- Housing along Minor St
- Public space/plaza at prominent intersection
- Medical mixed use adjacent to existing lab/research building

NURSING SCHOOL SITE
- Housing and green space along Columbus Ave and Cedar St
- New street grid defines more walkable blocks

CHURCH STREET SOUTH
- Retail around public space engages Union Station (restaurant/convenience retail)
- Approximately 650-750 units (including approximately 150 affordable units)
- Mostly 4-6 story buildings
- Mix of incomes
- Usable public space
- Attractive street edges
SCENARIO 1: URBAN VILLAGE/STATION SQUARE

PRIVATE OPEN SPACE FOR RESIDENTS

CAFE/CONVENIENCE RETAIL WITH OUTDOOR TABLES

STATION PLAZA WITH SEATING

MEDIAN PROVIDES SAFE CROSSING OF WIDE STREET
SCENARIO 2 New Main Street/Urban Gateway

Key Features:
Retail:
- Mix smaller format retail (ex. large pharmacy) with neighborhood services to meet wide range of needs
Public Space:
- Create sequence of green spaces and piazzas along Church St to provide opportunities for different types of use
Scale:
- Keep buildings lower along neighborhood edge

HOWARD AVENUE EDGE
- Community space at Howard Ave and Minor St continues school/post office/library sequence from Washington Ave
- Commercial mixed use along Minor St
- Public space/plaza at prominent intersection
- Medical mixed use adjacent to existing lab/research building

NURSING SCHOOL SITE
- Prominent retail edge with public space along Church St (large pharmacy, other retail)
- Residential edge along Columbus Ave relates to neighborhood
- New north/south street continues neighborhood pattern from Liberty St

CHURCH STREET SOUTH
- Public corridor/green links Church St to Union Station
- Approximately 650-750 units (including approximately 150 affordable units)
- Mostly 4-6 story buildings
- Mix of incomes
- Usable public space
- Attractive street edges
SCENARIO 2: NEW MAIN STREET/URBAN GATEWAY

RETAIL AT STREET EDGE
HIGHER VISIBILITY CORRIDOR SUPPERS
MORE DIVERSE LARGER FORMAT

RETAIL MIX
- PHARMACY/DRUGSTORE
- STAPLES/COMPARABLE RETAILERS
- FOOD/CONVENIENCE

URBAN STREET CHARACTER – AS NARROW AS FEASIBLE TO CARRY TRAFFIC

PHARMACY OR SIMILAR RETAIL USES

SUPPERS MORE DIVERSE LARGER FORMAT

RETAIL MIX
- PHARMACY/DRUGSTORE
- STAPLES/COMPARABLE RETAILERS
- FOOD/CONVENIENCE
SCENARIO 3 Neighborhood Square

Key Features:
Retail:
- Focus neighborhood service establishments around Columbus Ave/Church St
Public Space:
- Create community green space at neighborhood intersection (Columbus Ave/Church St) to define a new place for residents
Scale:
- Keep buildings lower along neighborhood edges

- Howard Avenue Edge
  - Medical mixed use along Minor St and Washington Ave/Amsward St
  - Complements other medical facilities
- Nursing School Site
  - Neighborhood-serving retail and public space opportunities
  - Commercial mixed use along Church St and Cedar St
  - Residential edge along Columbus Ave relates to neighborhood
- Church Street South
  - Public green/plaza lined with retail at key neighborhood intersection (restaurant/convenience retail)
  - Approximately 650-750 units (including approximately 150 affordable units)
  - Mostly 4-6 story buildings
  - Mix of incomes
  - Usable public space
  - Attractive street edges

[Map with icons and labels]

- Residential Mixed Use
- Commercial Mixed Use
- Medical Mixed Use
- Center of activity
- Neighborhood opportunity site
- Potential parking structure location

RESIDENTIAL Mixed Use includes retail and commercial
COMMERCIAL Mixed Use includes offices, retail, medical offices and clinics, ambulatory care facilities, and residential
MEDICAL Mixed Use includes hospital beds, medical labs and educational facilities, medical offices and clinics, ambulatory care facilities, and retail

[Detailed map with streets, buildings, and labels]
SCENARIO 3: NEIGHBORHOOD SQUARE
Things to consider....

• What are the most important changes you are looking for?

• How would these scenarios improve the area for existing residents, local businesses and others?

• How would these scenarios benefit the city as a whole?

• What will it take to make these happen?

• What are the barriers you see to making changes in the district?
Next Steps/Schedule

- Aug. 27, 2013 Draft Hill-to-Downtown Master Plan Review (tentative)
- Sept. 24, 2013 Final Hill-to-Downtown Master Plan Review (tentative)
Continue to share your ideas online with MindMixer

www.hilltodowntownnewhaven.com
(“Hill to Downtown New Haven dot com”)