Hill-to-Downtown Planning Study

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

• Welcome and introductions  
  Erik Johnson, City of New Haven

• Draft Community Plan Framework  
  David Spillane, Goody Clancy

• Neighborhood Impact  
  Erik Johnson, City of New Haven

• Questions/Discussion  
  All

• Next Steps  
  David/Erik

• Announcement of Steering Committee  
  Erik
# Process: Meetings

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tr>
<td>Sept. 20, 2012</td>
<td>Preliminary Meeting</td>
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<tr>
<td>March 12, 2013</td>
<td>Roundtable with Developers</td>
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<tr>
<td>April 16, 2013</td>
<td>Development Principles for Church Street South</td>
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<td>April 22, 2013</td>
<td>Planning Context &amp; Market Study Findings</td>
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<td>May 29, 2013</td>
<td>Neighborhood &amp; Church Street South Planning Workshop</td>
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<td>June 25, 2013</td>
<td>Concepts for Hill-to-Downtown Study Area</td>
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<tr>
<td><strong>Sept. 25, 2013</strong></td>
<td><strong>Draft Community Plan Framework</strong></td>
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<td>December 2013</td>
<td>Review Draft Community Plan Concept with Planning Commission and Board of Alderman (BOA)</td>
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KEY THEMES FROM FOUR COMMUNITY MEETINGS AND MARKET ANALYSIS
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....
QUALITIES

- Want Columbus reopened! As a 2-way (really important)
- New street connections are a good idea! especially Columbus
- Want security! Controlled access to 🏡 + Private entrances! Separate hallways
- Safety, Security, green space, a place for kids to play
- Today, you can't tell if you're at the front or back of building. Buildings should have clear fronts/backs. You should be able to tell where you are.
- Gymnasium, laundromat (for tenants?) fitness club
- Private, assigned for each resident
- Each unit should have own entrance
Church Street South Redevelopment Principles

- 650-750 residential 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
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

Retail
- Neighborhood convenience, including food and beverage; larger format retail (urban format) possible in high-traffic locations. Examples: Grocer, Pharmacy, General Merchandise, Discount Fashion (Marshalls), Vintage/Thrift (Savers), Electronics

Parking
- Structured parking, lined with development along the street edge where possible
- Additional integrated parking on a parcel by parcel basis
Economic Benefits

Temporary impacts from construction

- Excluding infrastructure spending, building construction is an estimated $182 million

- Office
  - $42 million construction costs
  - Generates 696 new jobs
  - With multiplier effects adds $29 million in wages

- Biomedical
  - $90 million construction costs
  - Generates 1493 new jobs
  - With multiplier effects adds $63 million in wages

- Corporate R&D
  - $52 million construction costs
  - Generates 862 new jobs
  - With multiplier effects adds $36 million in wages
Proposed development program would add 3,300 permanent jobs to New Haven

Direct Job Impacts of Proposed Development Program

- Corp R&D: 863
- Biomedical: 1,500
- Office: 990
And add $232 million in permanent new payroll

Direct Wage Impacts of Proposed Development Program

- Corp R&D: $62,100,000
- Biomedical: $99,000,000
- Office: $70,810,740

Direct Wages
Contrary to common perception – biotech/life science jobs don’t all require advanced scientific degrees but they do require skill development.

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<th>Position</th>
<th>Minimum Requirements</th>
<th>Other Preferences</th>
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<td>Assoc. Degree/Certificate</td>
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<td>Forensic DNA Analyst</td>
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<td>Greenhouse and Field Worker</td>
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<td>Quality Assurance Specialist</td>
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<td>Quality Control Technician</td>
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Source: California Community Colleges, Careers in Biotechnology, 3rd Edition
June 25 community meeting: Review of scenarios
June community meeting: Scenario 1

KEY COMMENTS:

• Focus of retail on station serves commuters but not neighborhood

• Connection between station and neighborhood and medical area is not clear

• Reconnecting Columbus Ave to Union Ave is a good idea
June community meeting: Scenario 2

**KEY COMMENTS:**

- Like retail focus along Church Street—best location to serve daily needs (grocer, pharmacy) and can serve residents, commuters and medical area employees/visitors.

- Like connection between Union Station and Church Street to the Hill Neighborhood, Downtown, and medical area.

- Opportunity for residential development around Amistad Park, which would bring more people and activity to the park.
June community meeting: Scenario 3

KEY COMMENTS:

• Like open space/neighborhood square at Church St/Columbus Ave intersection

• Like connection between Union Station and Church Street

• Like the potential of drawing retail down Columbus Avenue fronting park
DRAFT COMMUNITY PLAN FRAMEWORK
Church Street Redefined:
A Vital, New Main Street for the Hill-to-Downtown District

KEY PLAN ELEMENTS
• New Street Grid
• Church Street Corridor
• Church Street South Site
• Nursing School Property
• Union Station Transit Oriented Development/Union Avenue
• Lafayette Street Corridor
• Amistad Park
CHURCH STREET REDEFINED  A Vital Main Street for New Haven’s Hill-to-Downtown District

HILL-TO-DOWNTOWN COMMUNITY PLAN: DRAFT FRAMEWORK FOR DISCUSSION
**CHURCH STREET CORRIDOR:**

“A New Main Street/Urban Gateway”

- Redevelop edges to transform the character of the street and the identity of the district
- Create major open space/park at key Church Street/Columbus Avenue intersection
- Focus retail uses between Columbus Avenue and Amistad Street and potentially include pharmacy and food store to serve residents and others
- Establish corridor as gateway street to Downtown—strengthen urban feel by eliminating median in key sections
- Improve sidewalks, streetscape and bike facilities within redesigned roadway

*[Map and image of existing conditions]*
CHURCH STREET CORRIDOR:
“What might Church St. look like in the future?”

RETAIL AT STREET EDGE MORE DIVERSE LARGER FORMAT RETAIL MIX
- PHARMACY/DRUGSTORE
- STAPLES/COMPARABLE RETAILERS
- FOOD/CONVENIENCE

URBAN STREET CHARACTER
DESIGNED CONSISTENT WITH THE CITY’S COMPLETE STREETS DESIGN MANUAL

PHARMACY OR SIMILAR RETAIL USES

Possible future scenario
CHURCH STREET SOUTH REDEVELOPMENT:
“A New Mixed-Income Community”

- Comprehensive redevelopment of property for mixed-income housing and complementary retail and office uses
- Make Union Station visible from Church Street to link civic gateway to major corridor
- Reconnect Columbus Avenue to Union Avenue
- Incorporate variety of open spaces for residents and broad public use
- Focus activity/amenities/open space around the Columbus Avenue/Church Street intersection, a crossroads shared by the neighborhood, commuters and medical area
- Accommodate 650-750 residential units with approximately 150 affordable units; most buildings in the 4-6 story range with some taller elements set back from Church Street

Possible future scenario
NURSING SCHOOL SITE: “Long-Term Mixed Use Opportunity”

- Provides longer-term opportunity for institutional and mixed-use development that redefines Church Street corridor
- Over long-term, consider subdividing the large block and introducing new streets to knit it into the district
- Provides possible mid-term opportunity for mixed-use redevelopment of perimeter surface parking areas, providing residential edge along Columbus Avenue
- Potentially locate parking structure inside block to accommodate local demand

Long-term potential to introduce new streets to tie parcel into district

Existing conditions
NURSING SCHOOL SITE:
“Near/Mid-Term Opportunity in Parking Area”

Existing surface parking areas could accommodate mixed-use development

Existing conditions
NURSING SCHOOL SITE:

Possible future scenario
Mass General Hospital street edge,
Cambridge Street, Boston

NEW BUILDING ENHANCES STREET CHARACTER AND NEIGHBORHOOD, ESTABLISHES WELCOMING FRONT DOOR TO INSTITUTION
NEW BUILDING FILLS IN AN EXISTING SURFACE PARKING AREA, CREATES AN ACTIVE STREET EDGE and SCREENS AN UNATTRACTIVE EXISTING BUILDING/GARAGE
UNION STATION: “Expanded Amenities and Supporting Development”

- Expand retail space within the station to serve transit riders and local residents
- Develop a second parking structure north of the station to address current demand for commuter parking
- Incorporate additional commercial and residential transit-oriented development on existing surface parking lots, and potentially as liner to new garage

New retail facing Union Ave
Relocated ticketing
New café and bar
New retail zone and seating
UNION STATION:
“Expanded Amenities and Supporting Development”

New garage with liner building along Union Ave

Existing parking garage

Union Station with expanded retail offerings
NEW LAFAYETTE STREET:
“Enhances Accessibility”

LAFAYETTE STREET CORRIDOR
- Extend Lafayette Street to connect College Street and Union Avenue to improve pedestrian and vehicular circulation within the district
- Redevelop most parcels along the corridor to incorporate research, medical, commercial and residential uses:
  - Relocate police station and redevelop current site
  - Consider infill development at perimeter of Tower One parcel that complements their mission to provide senior housing and services
  - Develop housing and retail on the surface parking lot at the corner of Lafayette Street and Church Street

NEW LAFAYETTE STREET
COLUMBUS AVENUE RECONNECTED
NEW LAFAYETTE STREET:

Sidewalks, on-street parking, 2-lane street: University Park MIT Research District
CEDAR STREET/AMISTAD PARK:
“Promoting a District Spine and Activating the Park”

AMISTAD PARK
- Activate the park and its edges through new retail use and amenities on key corners
- Attract more people and liveliness with new residential development near park
- Enhance park programming to encourage expanded community use

CEDAR STREET CORRIDOR
- Promote development along Cedar Street that enhances its ability to serve as an attractive walkable street linking the neighborhood and the medical district
- Incorporate active ground-floor uses where possible, such as retail at key intersections and around Amistad Park
- Ensure that any parking structures are screened from public view or integrated into building design
CEDAR STREET/AMISTAD PARK:
“Promoting a District Spine and Activating the Park”

Residential development on park

Walkable street

Active ground floor uses
PROPOSED NEIGHBORHOOD DEVELOPMENT ACTIVITIES:
“Infill, streetscape, community spaces, investment”
PROPOSED NEIGHBORHOOD DEVELOPMENT ACTIVITIES:
Putnam Street Redevelopment Area
PROPOSED NEIGHBORHOOD DEVELOPMENT ACTIVITIES:
Infill Rehab and Development Plan

138 PUTNAM ST
- 2 Family House
- Owner: City of New Haven

140 PUTNAM ST
- LOT
- Owner: City of New Haven
- Dimensions: Aprx 36.4 x 93 (3385) sq ft

160 CARLISLE
- Hill Co-Operative Youth Services
- Recreation Facility & Lot
- Owner: N.H. Parks Dept.

134 PUTNAM ST
- LOT
- Owner: City of New Haven
- Dimensions: 40’ x 113’ (4792) sq ft
PROPOSED NEIGHBORHOOD DEVELOPMENT ACTIVITIES:
Putnam Street Development – 181 Putnam

BEFORE

AFTER
RE:New Haven Housing Investment Program

RE:VIEW

THE ADVANTAGES OF HOME OWNERSHIP IN NEW HAVEN

OUR MATH ADDS UP TO UNBEATABLE VALUE

$10,000 interest-free money + $30,000 towards renovation + FREE college tuition
NEIGHBORHOOD IMPACT PROJECTS + OPPORTUNITIES:
Sacred Heart Church Site

• What should happen at this property?

• What type of development makes sense for the neighborhood?

• What type of development does not make sense?

• What things should the City/Developers considering when thinking about this property?
QUESTIONS/DISCUSSION
Next Steps

• Prepare the “Community Plan” document based on our public meetings and your feedback and submit it to the City Plan Commission and Board of Alderman

• Complete the Community Plan in late November for Board of Aldermen review in December 2013
  
  » New Haven Development Commission  November 12, 2013
  » New Haven Redevelopment Agency  November 19, 2013
  » New Haven City Plan Commission  November 20, 2013
  » Board of Aldermen  December 16, 2013

• The Community Plan is a guide for the future character of the district and a tool for implementation over time

• The Community Plan is a framework for job creation, tax base growth, making connections, and building community

• The Community Plan is a framework that is subject to market conditions and financial feasibility

• Community participation at the Commission and Board hearings is crucial. Come out and support the plan you have shaped
EXTRA SLIDES...
Proposed Neighborhood Development Activities

• Infill construction of vacant buildings and lots
  ✓ Neighborhood benefit: Address quality of life

• New Lighting, sidewalk and streetscape plan and improvements for the Trowbridge Square Neighborhood
  ✓ Neighborhood benefit: Connection to downtown, safety and security

• Feasibility study and construction cost estimates for the Trowbridge Square Recreation Center Building
  ✓ Neighborhood benefit: community space, amenities, sense of community

• Increased marketing and promotion of City’s RE: New Haven housing investment program which will give existing residents funding to make improvements to properties
  ✓ Neighborhood benefit: neighborhood growth and investment

• Focus on smaller “Neighborhood Impact Projects”
  ✓ Neighborhood benefit: job creation and training opportunities
Putnam Street Development – 137 Putnam

BEFORE

AFTER