



**New Haven Redevelopment Agency**  
165 Church Street, New Haven, CT 06510

**Kelly Murphy, AICP**  
Executive Director

**John DeStefano, Jr., Mayor**  
**Jorge Lopes, Chairman**

Minutes  
Regular Meeting  
Tuesday, June 23, 2009 - 6:00 PM  
New Haven City Hall

**AGENCY COMMISSIONERS PRESENT:**

Jorge Lopes, Chairman  
Daisy Abreu  
Mario Zangari, Vice-Chairman (via conference call)

**CITY STAFF PRESENT:**

Christine Bonanno, Deputy Dir. Economic Development  
Michael Pinto, Economic Development Officer

**OTHERS PRESENT:**

None

**Call to Order** - The Meeting was called to order at 6:06 PM.

**I. Approval of Minutes**

Chairman Lopes asked for a motion to approve the Minutes of the May 26, 2009 special conference call (in place of May 26, 2009 meeting). Commissioner Zangari so moved; Commissioner Abreu seconded the motion. Chairman Lopes made a motion to amend an error in the minutes of May 1<sup>st</sup>. The text stated in error that "Yale was offering to purchase the property for the price of \$3,500.00". Christine Bonanno stated that the minutes will be corrected to reflect the actual amount (\$3,500,000.00). The Minutes were approved unanimously with the necessary corrections.

## II. Update Regarding Lower State Street

Commissioner Lopes yielded the floor to Michael Pinto. Michael Pinto of the Economic Development staff presented an initial concept plan for the proposed redesign of lower State Street. Mr. Pinto provided a brief overview of the lower State Street corridor dating to the urban renewal period of the late 1960s and early 1970s when the existing buildings along the railroad cut on the east side of State Street were removed to allow for widening of the road and the creation of an arterial road. Mr. Pinto indicated that in the present configuration which consists of single direction traffic separated by a median continued to make development of the east side of State Street effectively impossible.

Mr. Pinto indicated that the Economic Development Office had issued a request for qualification ("RFQ") for the development of 183 and 253 State Street (Redevelopment and Reuse Parcels "O" and "N" respectively) in late 2008. At that time Hudson/Wareck had been selected as the preferred developer for Lot N. However, the parcel's long, narrow, irregular shape had made redevelopment of the site extremely difficult.

In conjunction with the City's commitment to a Complete Streets, the City's Transportation Department engaged VHB consulting to examine alternative layouts of State Street. VHB was tasked with devising a number of concepts that encourages pedestrians, bicyclists, as well as automobiles - while at the same time maximizing the developable area at Lot N and Lot O in order to increase commerce and street level activity.

Mr. Pinto presented the working concept that VHB had developed and that Economic Development and Transportation, Traffic & Parking staff could best balance the various needs for the street. Mr. Pinto indicated that the working plan would route all traffic to a two-way route along the west side of the right of way and would place the development sites immediately adjacent to the railroad cut along the east side of the reconfigured State Street. State Street would become two-way from the Water Street/Union Avenue intersection all the way to Chapel Street. Additional on-street parking would be added and the reconfigured State Street would include "sharrows" lanes to be shared by bicyclists and motorists. Mr. Pinto also showed an early development concept plan prepared by Hudson/Wareck which presents a view of a reconfigured State Street with the proposed mixed use development on Lot N. This is at the very early stages of review for feasibility traffic analysis and cost. Economic Development will get back to the NHRA with project updates if we are able to move ahead with this initial concept plan.

### Adjournment

The meeting adjourned at 6:42PM.