



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, July 28, 2009 - 6:00 PM
New Haven City Hall

AGENCY COMMISSIONERS PRESENT:

Jorge Lopes, Chairman
Daisy Abreu
Mario Zangari, Vice-Chairman

CITY STAFF PRESENT:

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

OTHERS PRESENT:

None

Call to Order -

I. Approval of Minutes

NOTE: No meeting was held (no quorum).

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.