

City Plan Department,  
Dept. of Economic  
Development  
&

Dept. of Transportation-  
Traffic and Parking  
City of New Haven



July 29, 2008



**NEW HAVEN**  
IT ALL HAPPENS HERE

## Route 34 West – Municipal Development Plan (MDP) First Stakeholder (Kick-Off) Meeting



John DeStefano, Jr.  
Mayor

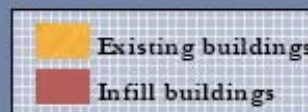


# I. INTRODUCTION

## A. Mayor's Future Framework for the City

### Infill areas

- A. Gateway
- B. Downtown Crossing/Route 34 East
- C. Route 34 West/MDP
- D. Medical Union Station
- E. Long Wharf





# I. INTRODUCTION

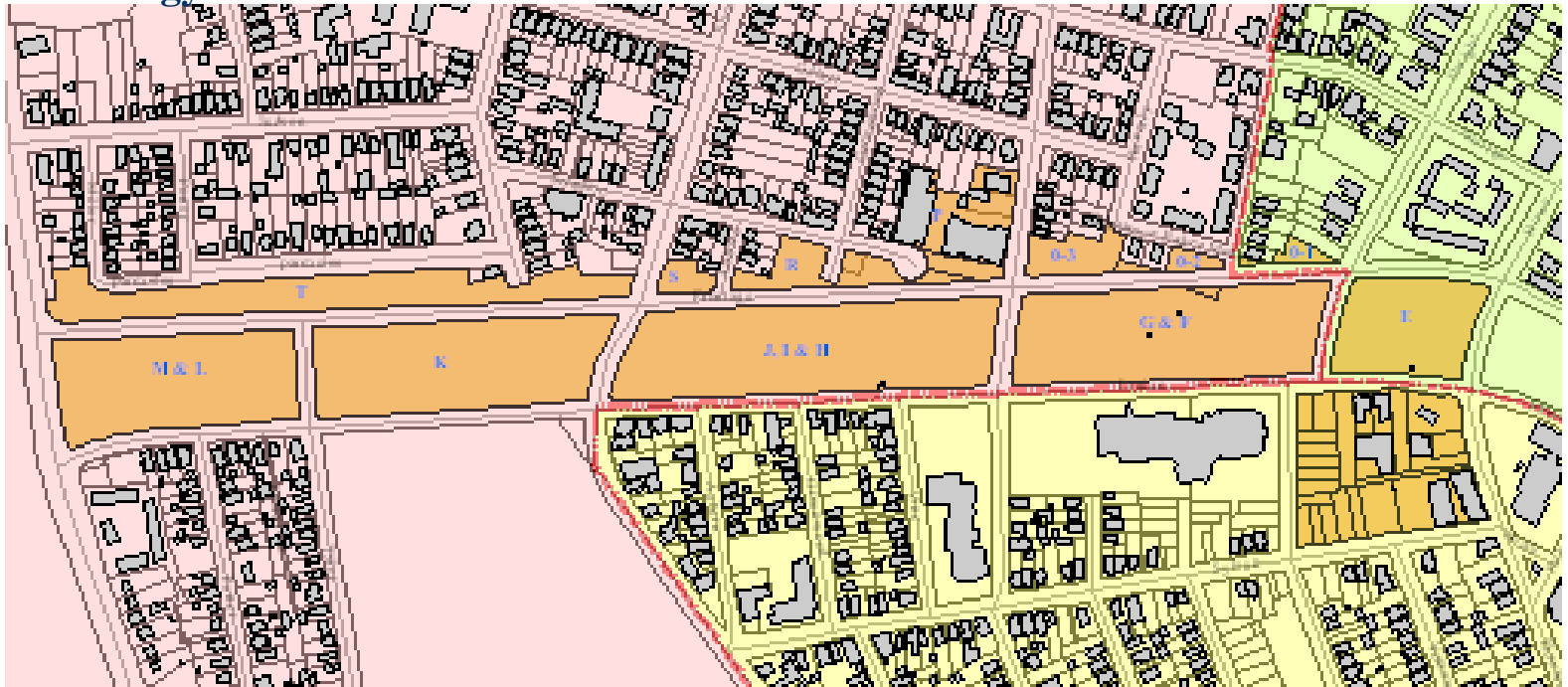
## B. Project Goals

With the help of ten core initiatives, the MDP proposes:

- To create an environment for additional jobs and taxes, and work force housing
- To reconnect West River, Dwight, and Hill neighborhoods across the corridor, to central employment places, and to various transportation nodes

## C. Scope

Due to the nature of the MDP process, primary focus is on physical development only. Separate documents on environmental review and economic development strategy will be included.





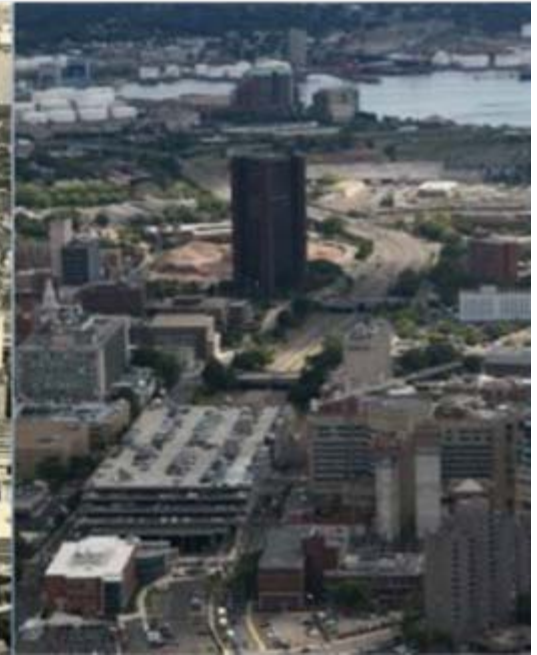
## D. Project History and Background



**Before Route 34 was Built**



**After Route 34 was Built**



**Route 34 Current**



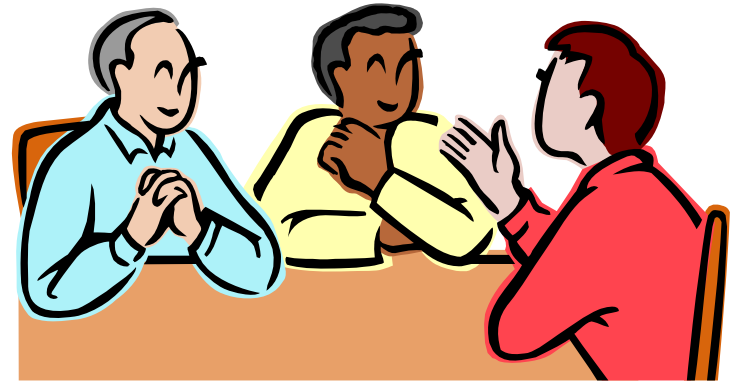
## E. Existing Neighborhood Associations and Community Management Teams

### **Neighborhood Associations and Development Corporations:**

- West River Neighborhood Services Corporation
- Greater Dwight Development Corporation
- Hill Development Corporation

### **Community Management Teams:**

- Dwight Management Team
- Hill North Management Team





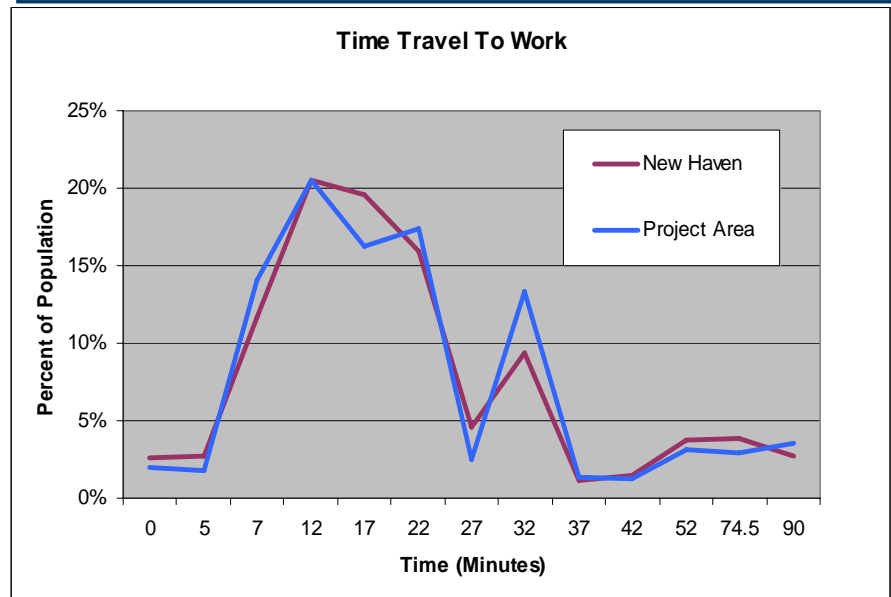
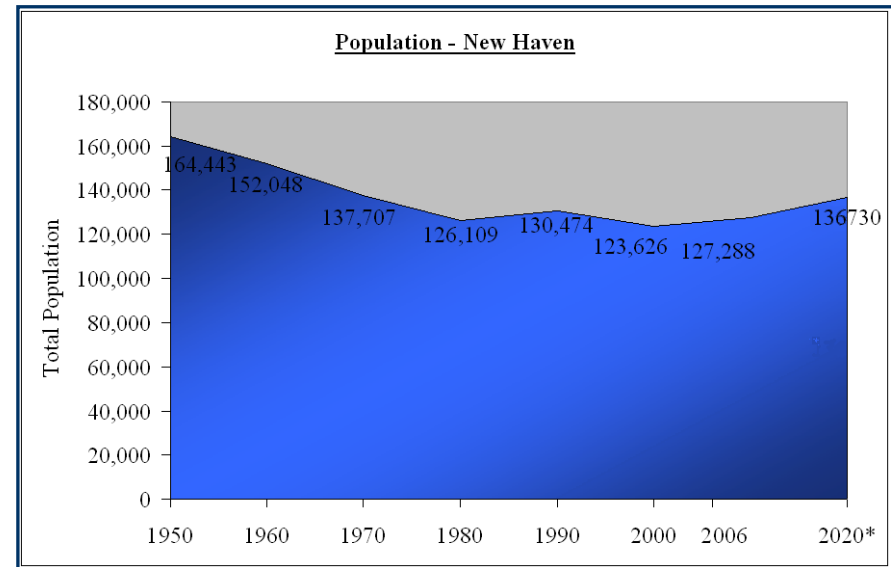
## II. SOCIO-ECONOMIC AND HOUSING TRENDS

### *Opportunities*

- New Haven population on the rise.
- Strong working-age population in three neighborhoods.
- High employment potential.

### *Issues*

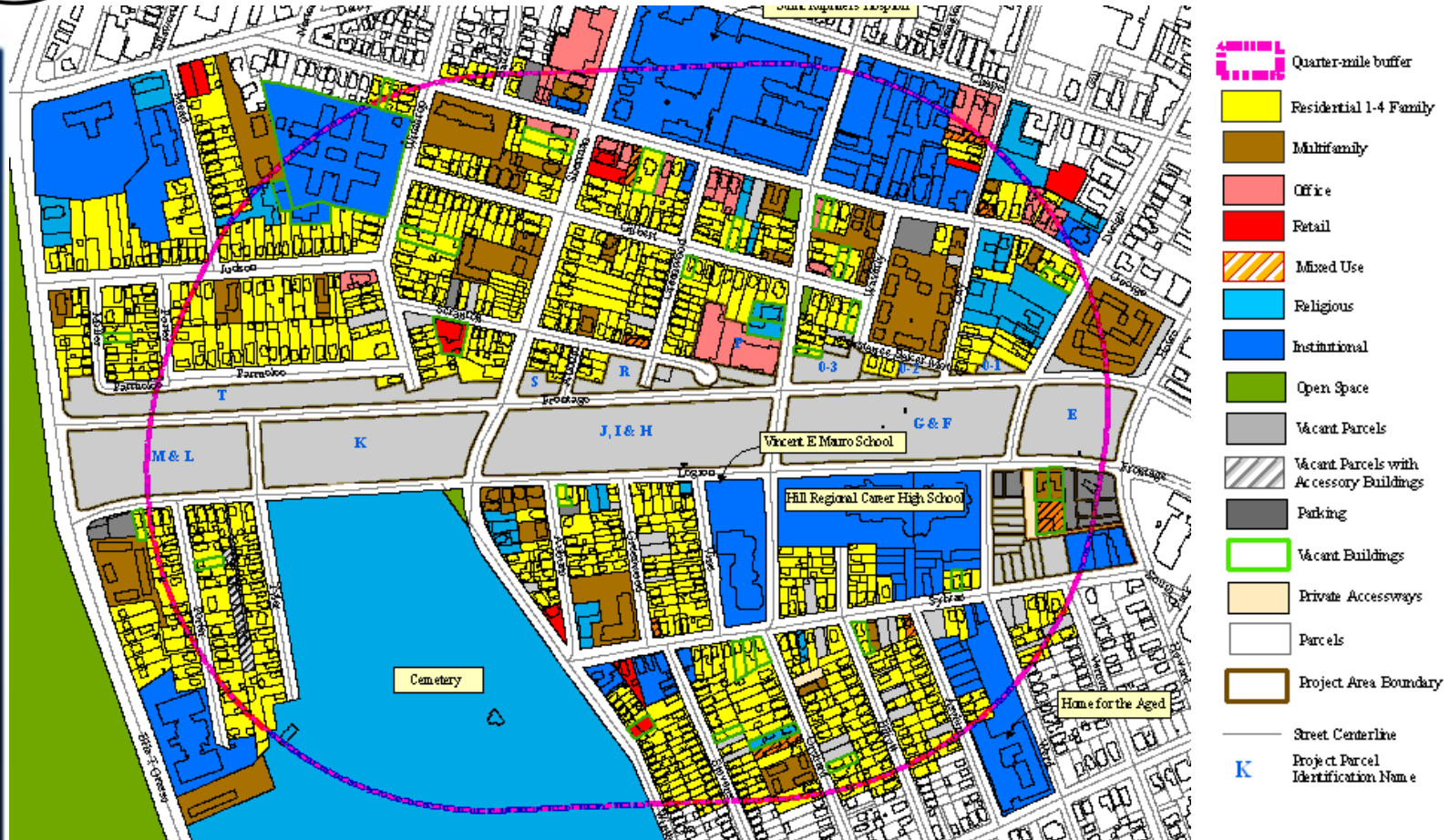
- Need for policies and programs to address high levels of poverty and unemployment.
- High housing cost burden.
- Low owner occupancy rates.
- Vacancy rates higher in three neighborhoods.
- Residents not working locally.





# III. EXISTING PHYSICAL CHARACTERISTICS

## A. Land Use Analysis





## III. EXISTING PHYSICAL CHARACTERISTICS

### Key Planning Issues and Opportunities Related to Land Use:

#### *Opportunities*

- **Interesting mix of land uses**
- **Close proximity to downtown office uses and educational institutions**
- **Variety of transportation options, housing choices and public services**

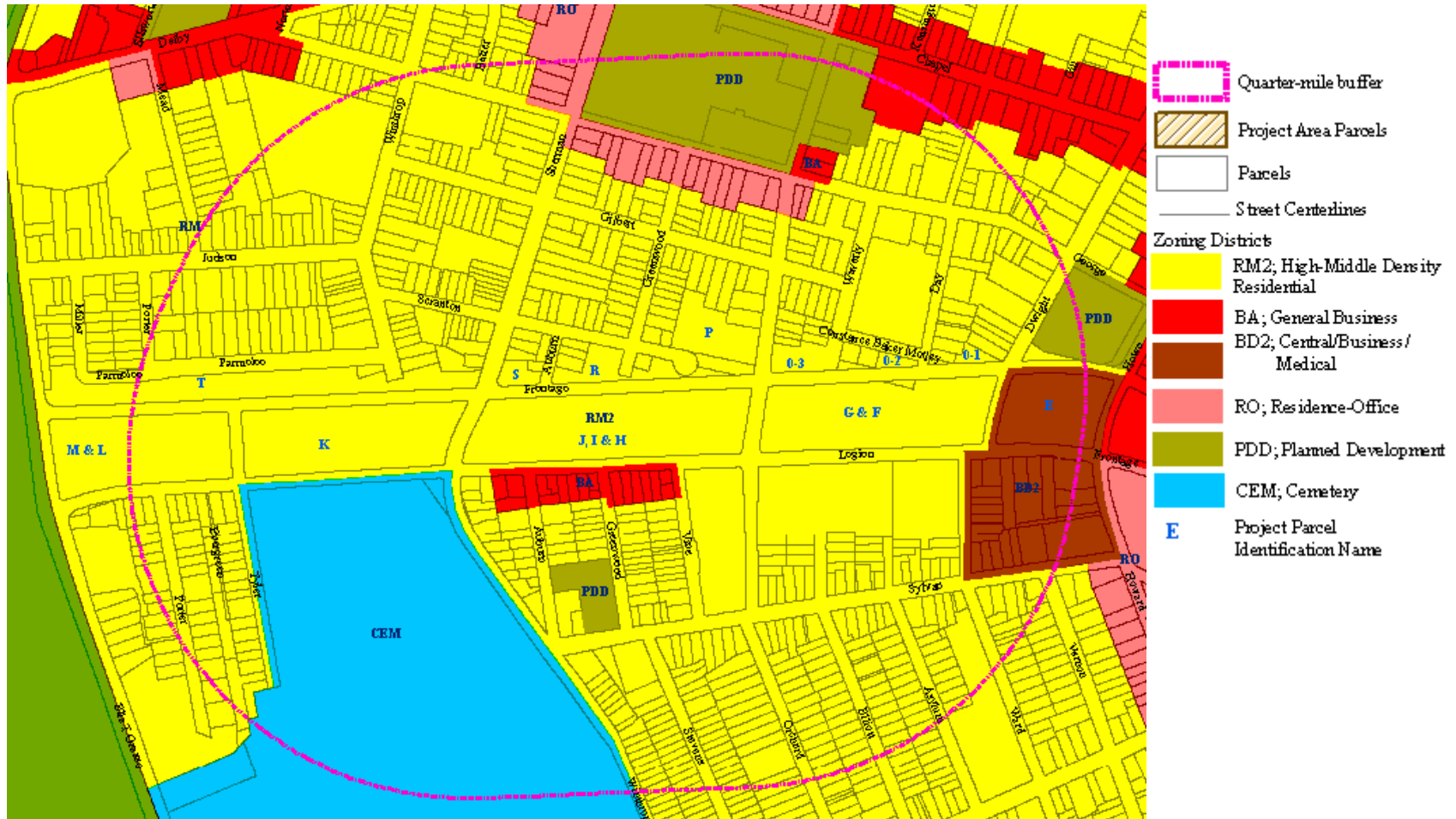
#### *Issues*

- **Loss of potential tax dollars to the City and State due to vacant parcels along Route 34 West**
- **Lack of direct pedestrian/vehicular connectivity across the corridor**
- **Very few retail services (approximately 2% of total area) currently available within a quarter-mile of the Project Parcels**
- **Unmaintained lots, most of which are due to absentee landlords**
- **Building code and housing condition issues in the block surrounded by Howard, Sylvan, Ward, and Legion Avenues**



# III. EXISTING PHYSICAL CHARACTERISTICS

## B. Zoning Analysis



At a maximum, 671 housing units can be accommodated on Project Parcels based on existing zoning; that too if all of the parcels were to be developed only for housing



## III. EXISTING PHYSICAL CHARACTERISTICS

### Key Planning Issues and Opportunities Related to Current Conditions:

#### *Opportunities*

- Project parcels are well maintained
- Immediate access to West River Park
- Gateway to New Haven City
- Actively involved neighborhood organizations

#### *Issues*

- Traffic speeding along the corridor
- Lack of adequate traffic calming options at Route 34 and Route 10 intersection
- Lack of direct pedestrian/vehicular connectivity between northern and southern sections of Route 34 west corridor
- Lack of sidewalks on the vacant parcels' side along North Frontage Road and Legion Avenue





## IV. EXISTING INFRASTRUCTURE

### A. Streets, Sidewalks, and Drainage

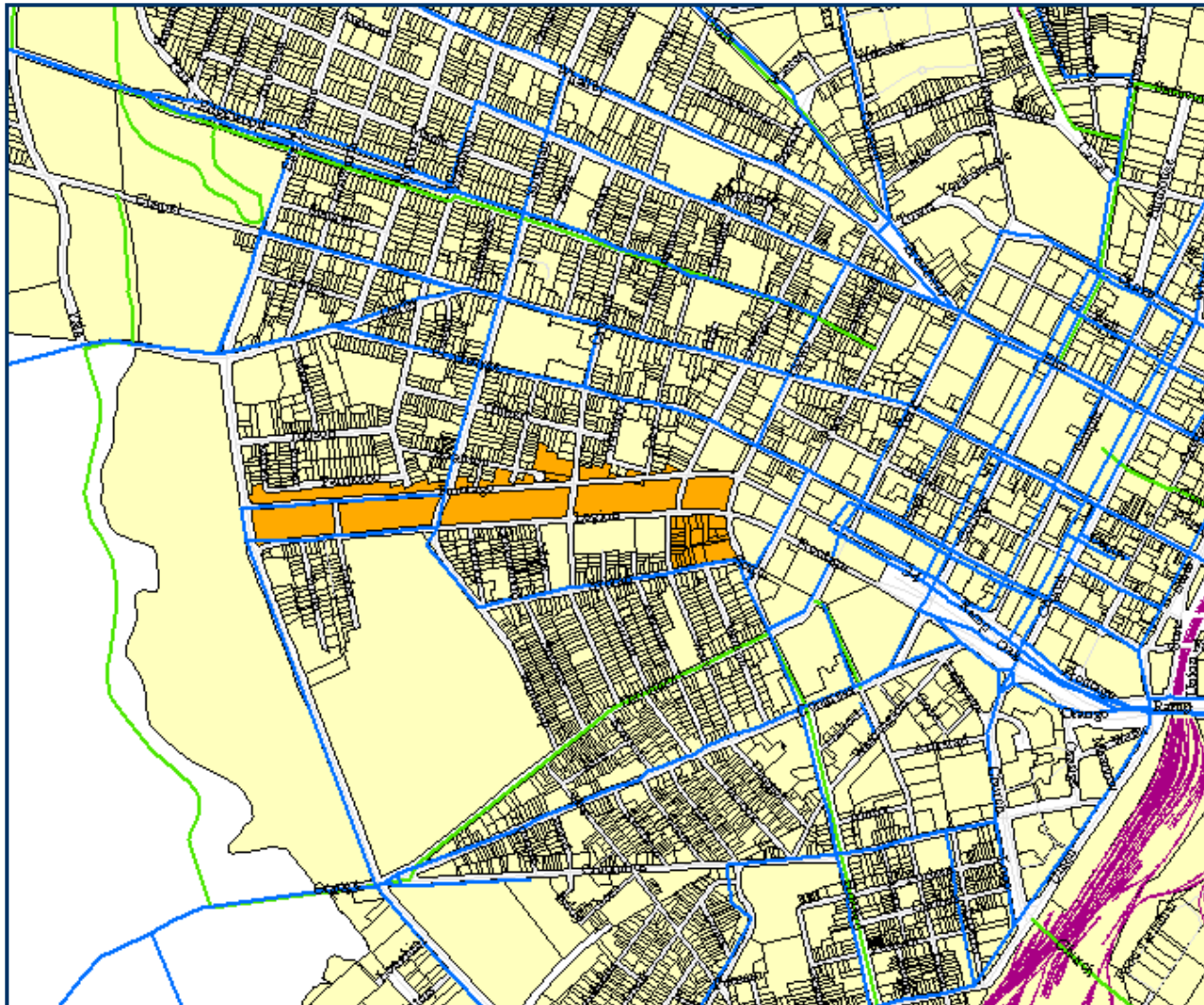
- Major streets: North Frontage, Orchard, Sherman, & Legion
- No sidewalks along vacant parcels' side
- Sanitary and Storm sewers provided by ConnDOT during re-construction of North Frontage and South Frontage Roads- adequate capacity for existing highway; no capacity for new development on individual parcels with respect to storm sewers





## V. EXISTING PUBLIC SERVICES

### B. Existing Bus Service, Bike Paths and Rail Line



- Bus Routes
- Bike Routes
- Railroad



# VI. EXISTING TRAFFIC CONDITIONS

## A. Existing Conditions



- ★ - Signalized Intersection
  - - One-way Street Direction
  - 30' - Street Width
  - - No Parking
  - - - - - Parking South Side of Street
  - · · · · Parking Both Sides of Street
- Peak Hour Traffic Volumes  
 000 - A.M. Peak Hour  
 (000) - P.M. peak Hour

**EXISTING CONDITIONS**  
 ROUTE 34 ECONOMIC DEVELOPMENT STUDY  
 New Haven, Connecticut



## VI. EXISTING TRAFFIC CONDITIONS

### B. Transportation Goals

- Restore connections/links across the corridor
- Reduce excessive speeds
- Improve pedestrian/bike safety
- Explore better routes and more frequent transit service to connect to central employment areas
- Bus stop enhancements
- Improve connections to train station
- Reduce need for auto trips via mixed use and employment close to work





# VI. EXISTING TRAFFIC CONDITIONS

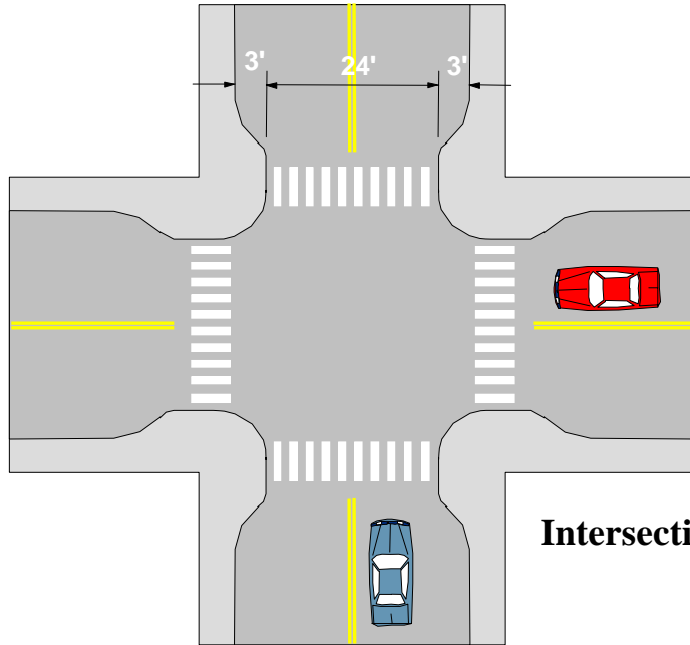
## C. Route 34 West Concept Plan by Clough, Harbor & Associates; 2007





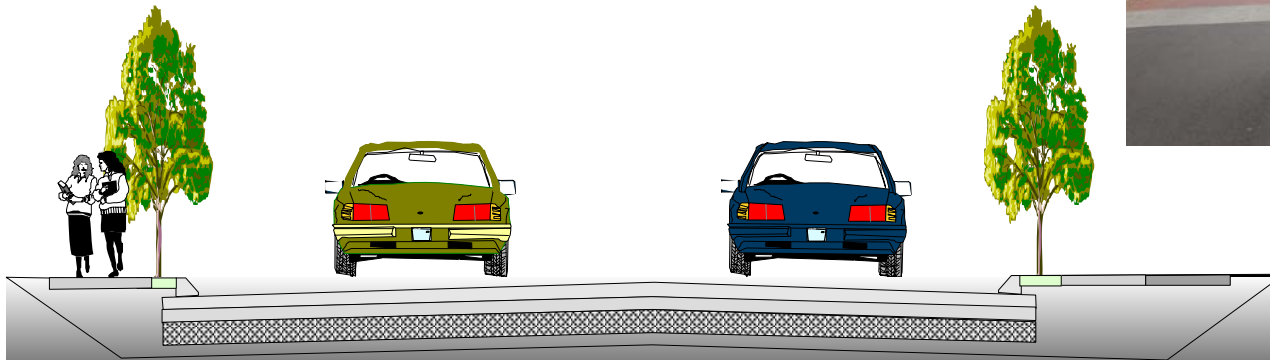
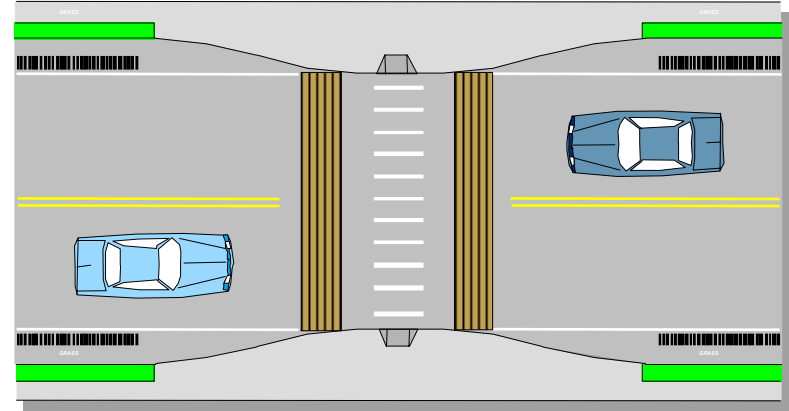
# VI. EXISTING TRAFFIC CONDITIONS

## D. Traffic Calming Options (Examples from RKG Study)



Intersection Knockdowns

## Mid-block Chokers



Streetscape Improvements



## VI. ECONOMIC DEVELOPMENT AND BUSINESS SUSTAINABILITY

### Market Overview and Opportunities (RKG Study, April 2006):

#### *Market Overview Within New Haven:*

- Office Market is Stable
- Research and Development/Technology Market is Balanced
- Medical/Bio-Medical Sector Shows Growth
- Residential Market is Diverse
- Market Rate Apartment Rentals in New Haven are Profitable
- Retail is the Strongest Market Segment
- Hotel Market presents challenges
- Land Prices for Retail are Strong; Incentives Needed for Other Sectors





## VI. ECONOMIC DEVELOPMENT AND BUSINESS SUSTAINABILITY

### Next Steps

- Community Input/Business Surveys
- Economic and Business Development Programming
- Neighborhood Entrepreneurship
- Creating an Implementation Plan

