

Hill-to-Downtown

NEW HAVEN, CT



Implementation: Phase I Community Meeting

August 19, 2015 - 6:00pm
Wilson Branch Library

Agenda

- Hill-to-Downtown Recap
 - Phased Process
 - Goals of the Plan
 - 10 Year Projected Needs
- Update – Where are we now?
- Plan Implementation: Phase I
 - Zoning
 - Original Development
 - Development Opportunity
 - Meet the Developer
- Next Steps: Important Dates
- Discussion

Recap

Phased Process



Phase 1

ANALYSIS AND INVESTIGATION

September 2012–March 2013

Phase 1 efforts focused on an analysis of challenges and opportunities related to the physical conditions of the district, surrounding land uses and programs, current zoning, ongoing planning projects in the vicinity, market demand for residential, office, and retail, and transportation and traffic. The results of this analysis were presented at a public workshop in April 2013.

Phase 2

CONCEPT ALTERNATIVES

April–June 2013

Phase 2 efforts focused on the development of alternative approaches to addressing community goals identified in Phase 1. The conceptual approaches suggested areas of development in the district and types and scale of that development, and were discussed with the community in a hands-on working meeting. The second phase concluded with a presentation to the public of three “planning scenarios.”

Phase 3

DRAFT COMMUNITY PLAN

July–October 2013

Public feedback on the 3 planning scenarios developed in Phase 2 provided direction on the development of a “preferred” plan in Phase 3. A public meeting was held in late September 2013 to review the preferred plan and other work developed over the 12-month planning process. The preferred framework plan was then used as the basis for the draft and final Community Plan documents.

Phase 4

REVIEW OF COMMUNITY PLAN BY BOA AND CPC

November 2013–April 2014

Phase 4 focused on the drafting of a Community Plan document for review and approval by the City Plan Commission (CPC) and the Board of Aldermen (BOA).

Recap

Goals of the Plan

Strengthen the Existing Neighborhood

through creation of a safer, more attractive, more walkable place that includes new shopping and entertainment venues, open space and other community amenities

Create New Job Opportunities for Residents

through the continued expansion of medical and research uses that can grow employment and provide job opportunities at a wide range of skill levels over the next 5 to 10 years

Encourage Development of Commercial, Residential, and Retail Space in the Areas Around Union Station and within the Medical District Areas,

providing a stronger gateway to the city and promoting expanded transit use

Improve Connectivity within the District and to Downtown

through improvements to the street grid and expanded transit access

Expand the City's Tax Base

with development in the district that will contribute to providing additional financial support for a wide range of public services



Recap

10 Year Projected Needs

Residential

- 1,200 to 1,400 units (including Church St South)
 - 30% affordable

Institutional and Private Sector Labs and/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: Niche Grocer, Pharmacy, General Merchandise, Discount Fashion (Marshalls), Vintage/Thrift (Savers), Electronics

Parking

- Structured parking skinned with development
- Additional integrated parking on a parcel by parcel basis

Update

Where Are We Now?

The Hill-to-Downtown Community Plan has become a blueprint by which the public and private sectors can work collaboratively to move forward with development in the district

Implementation of the Hill-to-Downtown Community Plan will occur over time based on a myriad of economic and market forces and through the coordinated work of many stakeholders.

Update

Where Are We Now?

Timeline	Progress
December 2014	Established Hill-to-Downtown Steering Committee
January 2014	Hill-to-Downtown Community Plan approved by the City Plan Commission
2014 - Ongoing	Through the US Department of Housing and Urban Development (“HUD”) and administered by the State of CT’s Department of Housing (“DOH”), the City was awarded Community Development Block Grant Recovery (“CDBG-DR”) funding to work on Flooding and Infrastructure improvement plans for mitigating storm water and drainage concerns in the Hill Neighborhood and Union Avenue.
September 2015	Anticipated approval of the Community Plan by the Board of Alders
September 2015	<ul style="list-style-type: none">• Proposed rezoning according to the Plan to encourage new development• Propose New Development Opportunity to the Board of Alders
Ongoing	Continue to market the Plan to attract new and re-development interest

An aerial, grayscale photograph of a city street grid. The image shows a dense arrangement of buildings, streets, and trees. The perspective is from directly above, looking down on the urban landscape. The text is overlaid on the left side of the image.

Plan Implementation: Phase I

- Zoning

Plan Implementation: Phase I

Zoning Recommendation

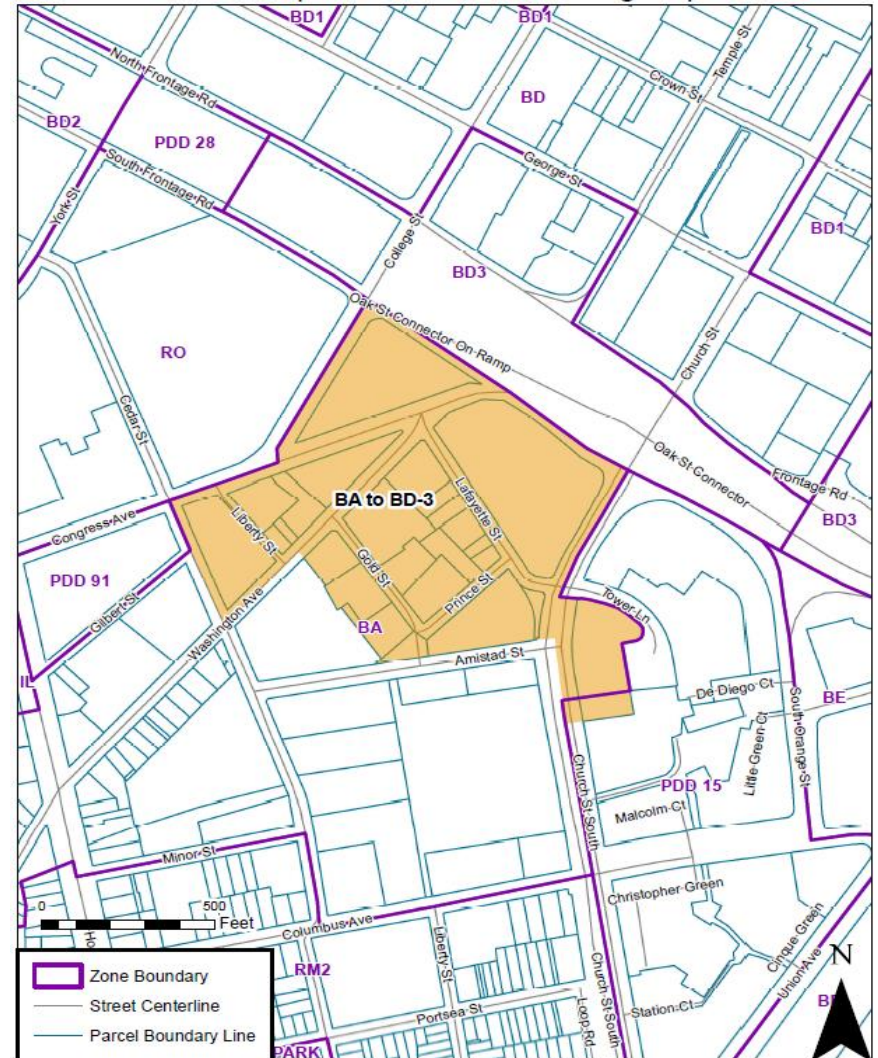
Changes in zoning are needed to allow development of the district to move forward in line with the Community Plan.

Existing BA Zone

- BA designation applies to much of the land between Church Street, Columbus Avenue, Howard Street and South Frontage Road.
- Insufficient to support development of larger research buildings and severely limits the potential of the district.
- Does not support mixed use development.

Proposed BD3 Zoning

- Supports mixed-use development including medical office, bioscience, research facility.
- Height restriction imposed of up to 70ft except for parcels directly abutting Lafayette Street, South Frontage Road or directly abutting Church Street South between Columbus Avenue and South Frontage Road.



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Plan Implementation: Phase I

- Development Opportunity

Plan Implementation: Phase I

Original Development

Background

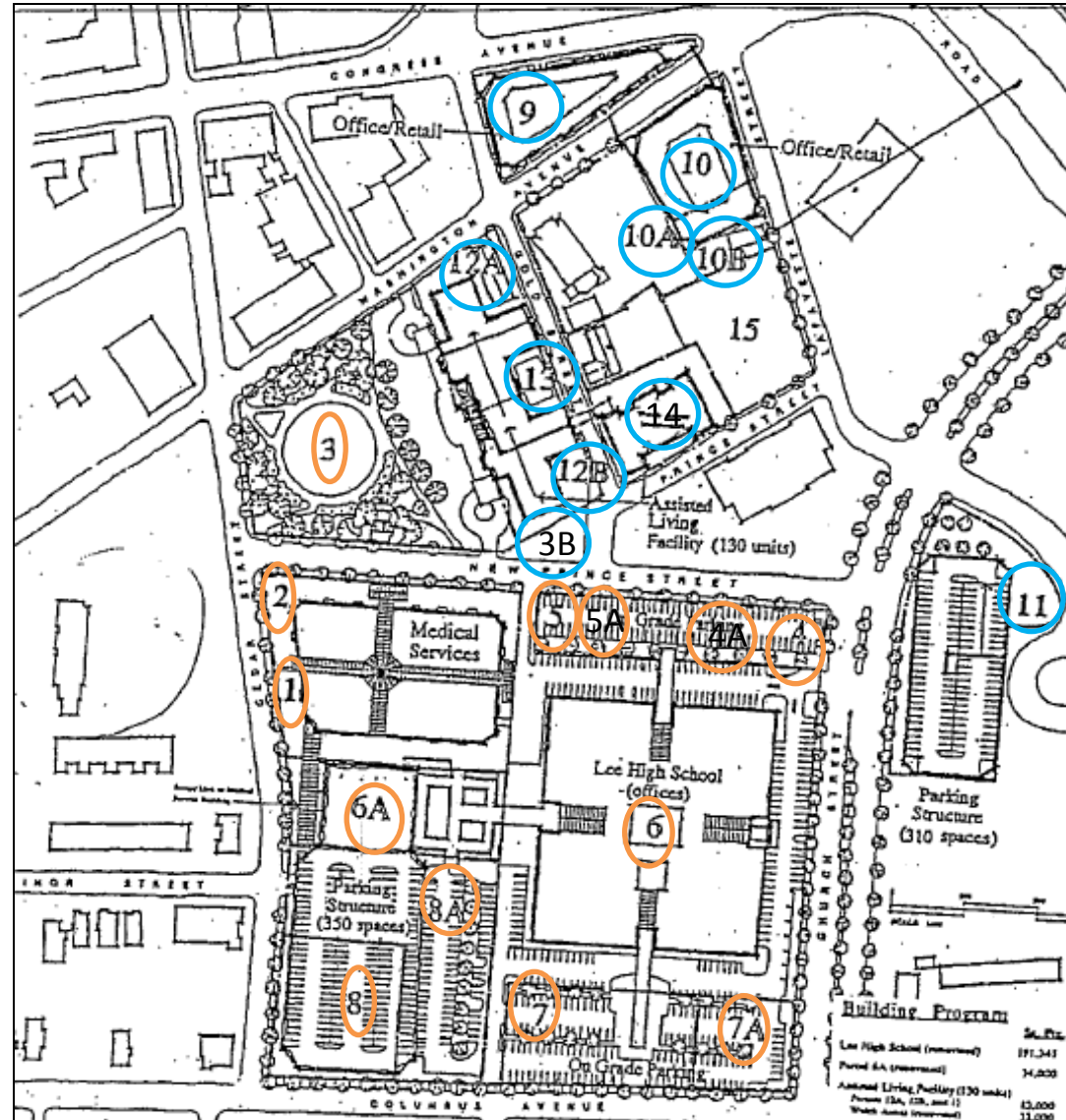
- In September 6, 1989, the City of New Haven and the Redevelopment Agency entered into a Development Agreement with Schnip Development Corporation
- The Development Agreement included properties that were part of the Hill Renewal and Redevelopment Area and the Hill High School Redevelopment Area including the following (see original map):
 - 1, 2, 3, 3B, 4, 4A, 5, 5A, 6, 6A, 7, 7A, 8, 8A, 9, 10, 10A, 10B, 11, 12A, 12B, 13, 14 (21 Parcels)
- In February 5, 1996, the Development Agreement was amended and transferred to A.M.A Connecticut Funding Corporation (part owner - Clifford Winkel)
- All Parcels were developed according to schedule except parcels 3B, 9, 10, 10A, 10B, 11, 12A, 12B, 13, 14

<u>Parcel</u>	<u>Current Use</u>
1, 2	Structured Parking / Med Office
3	Park
4, 4A, 5, 5A, 7, 7A, 8, 8A	Surface Parking
6, 6A	Medical Office / File Storage

Undeveloped Parcels

**3B, 9, 10, 10A, 10B, 11,
12A, 12B
13, 14**

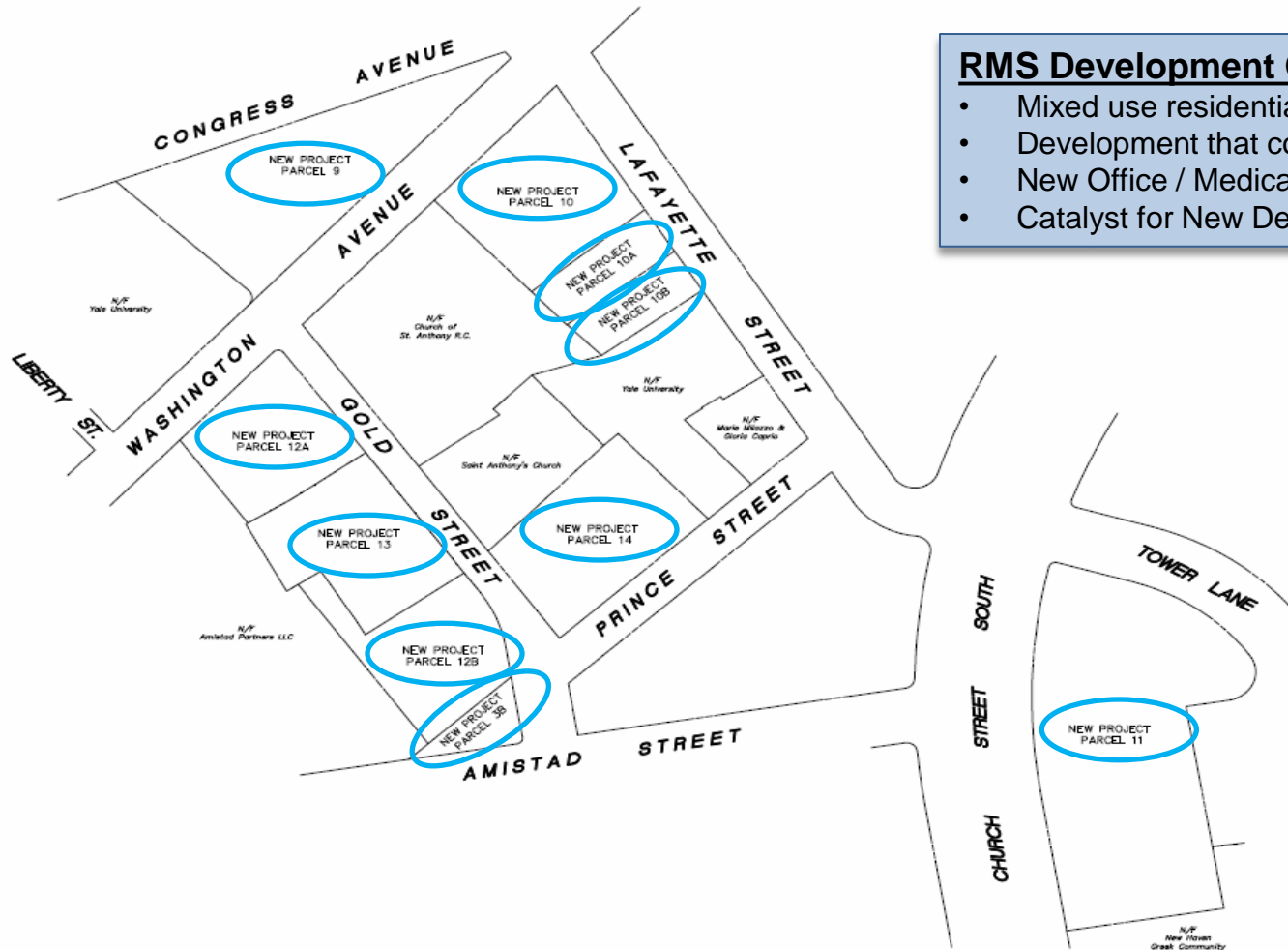
**Surface Parking
Schools**



Plan Implementation: Phase I

Development Opportunity

With the existing DLDA extended through 2025, **A.M.A Connecticut Funding Corporation** will transfer its development rights to **RMS Companies** and create an Amended and Restated DLDA more in line with the Community Plan to develop the remaining 10 Parcels: 3B, 9, 10, 10A, 10B, 11, 12A, 12B, 13, 14

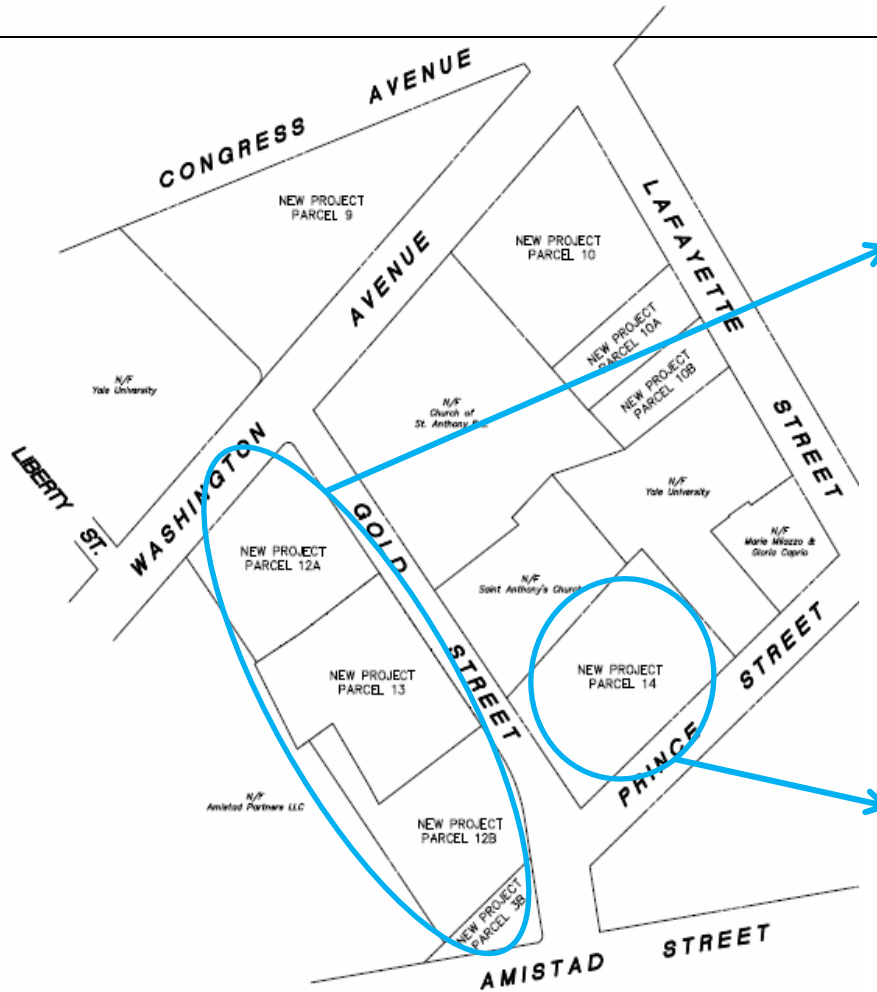


RMS Development Opportunity

- Mixed use residential with activation of ground floor
- Development that conforms with the Community Plan
- New Office / Medical Buildings = Job Creation
- Catalyst for New Development in the district

Plan Implementation: Phase I

Parcels 3B, 12A, 12B, 13, 14



Existing Use

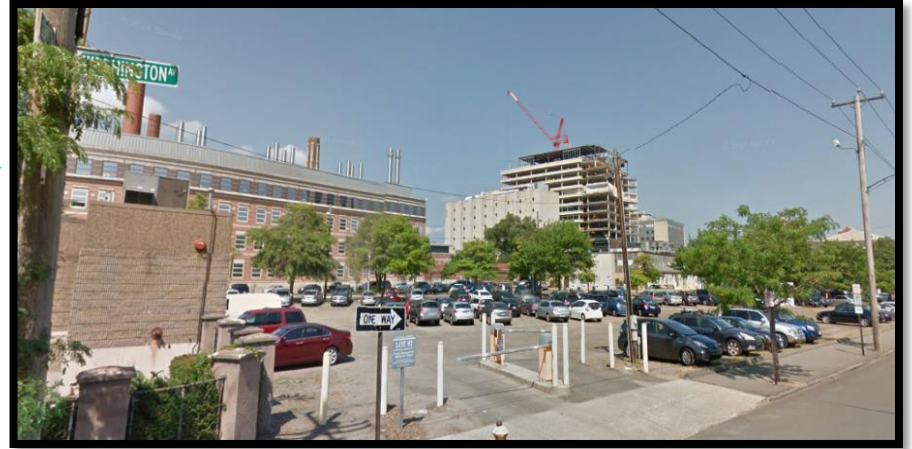
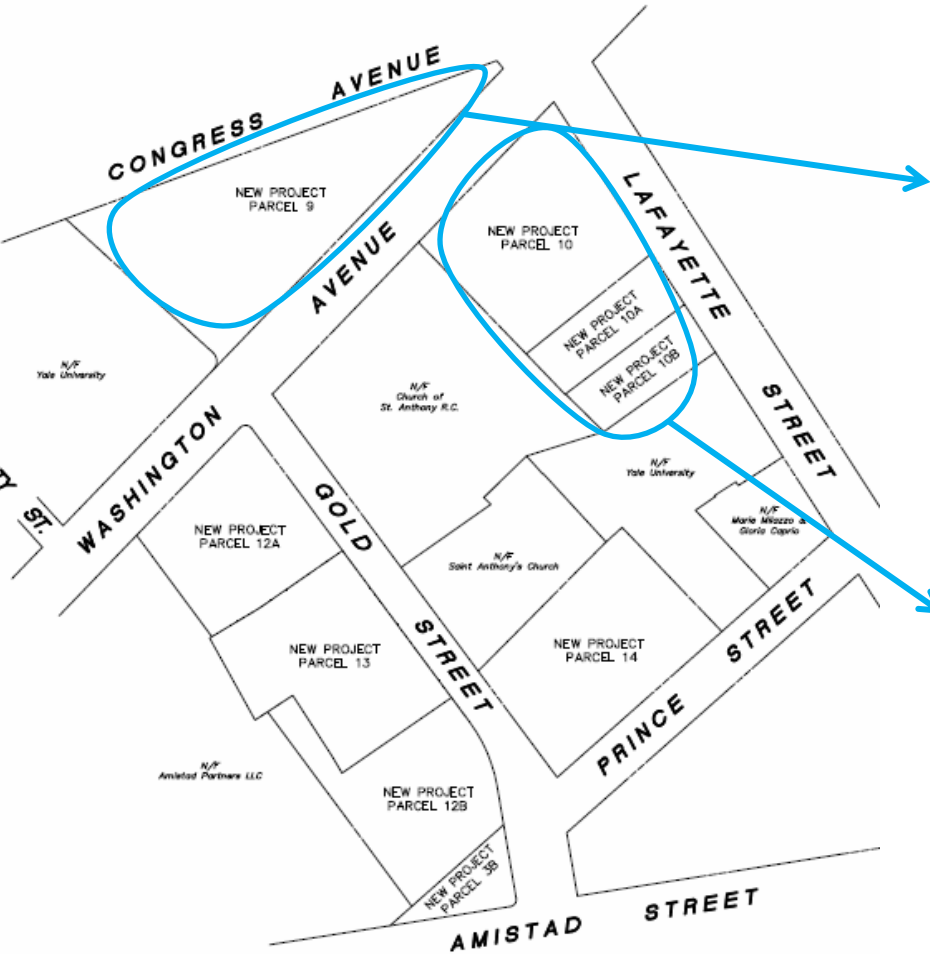


Existing Use

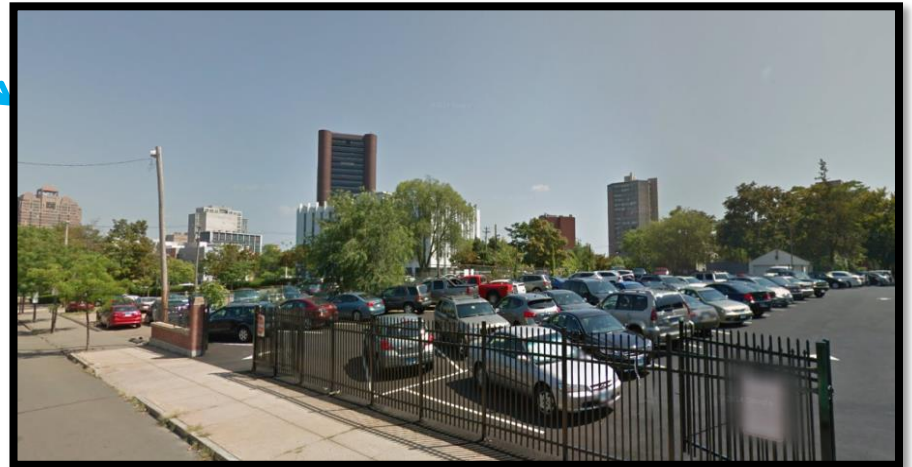
Proposed Mixed-use Residential with Activated Ground Floor Retail
(At least 140 residential units. Existing Welch Annex Building Rehab and Reuse)
(approximately 4-5 Stories.)

Plan Implementation: Phase I

Parcels 9, 10, 10A, 10B



Existing Use

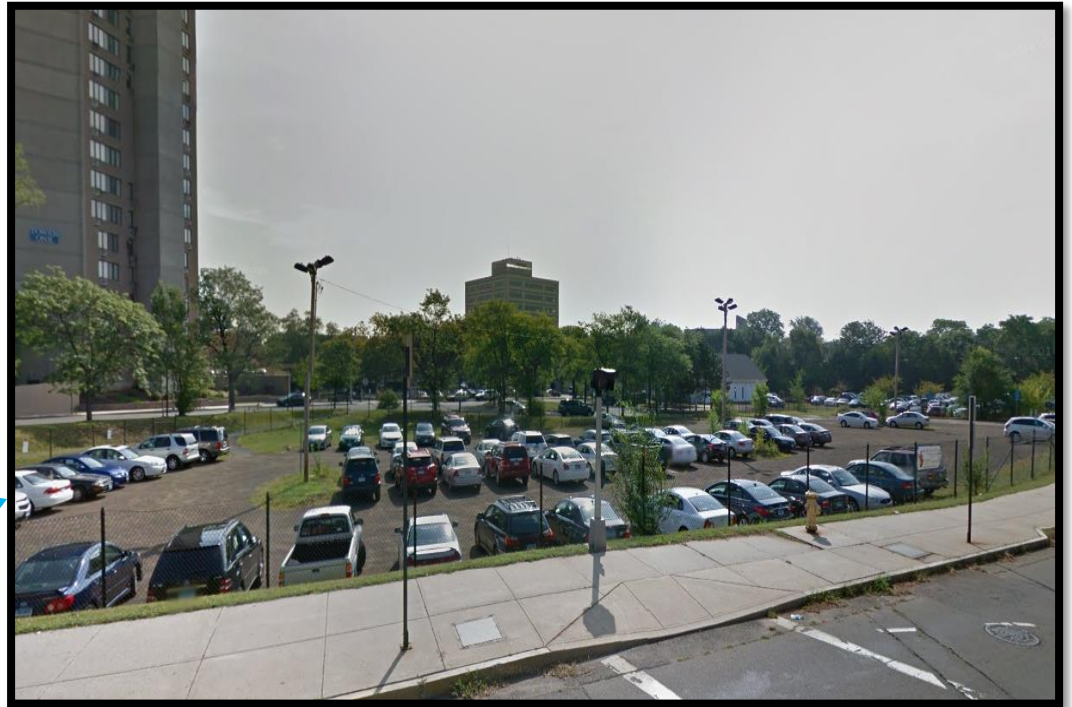
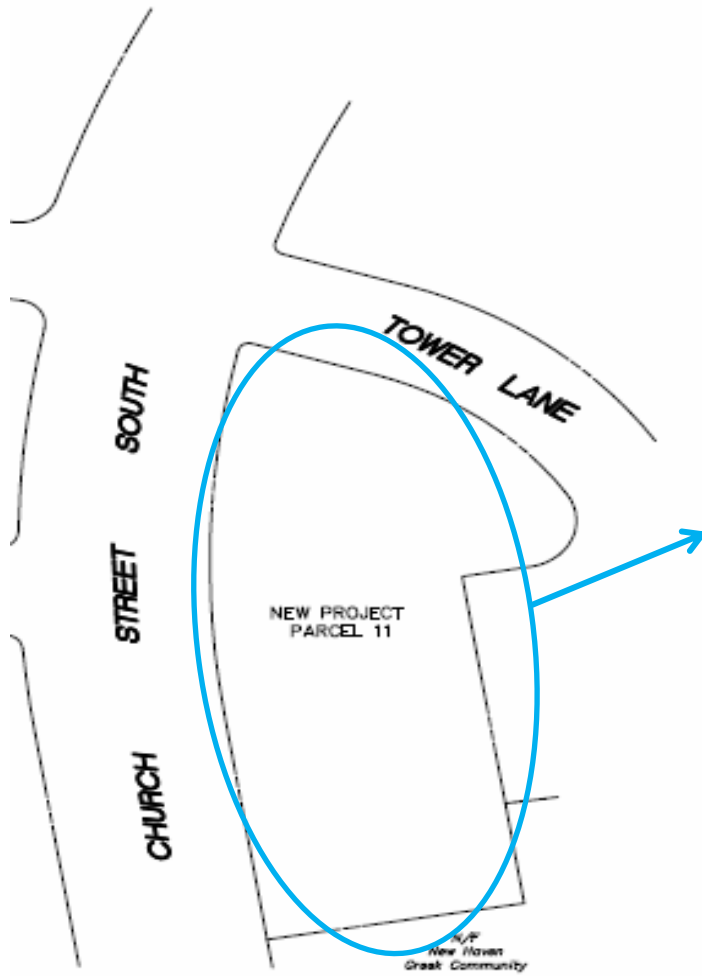


Existing Use

Proposed Mixed-use Commercial Office, Bio-Science, Lab, and/or Medical Office
(At least 80,000 square feet of space)

Plan Implementation: Phase I

Parcel 11

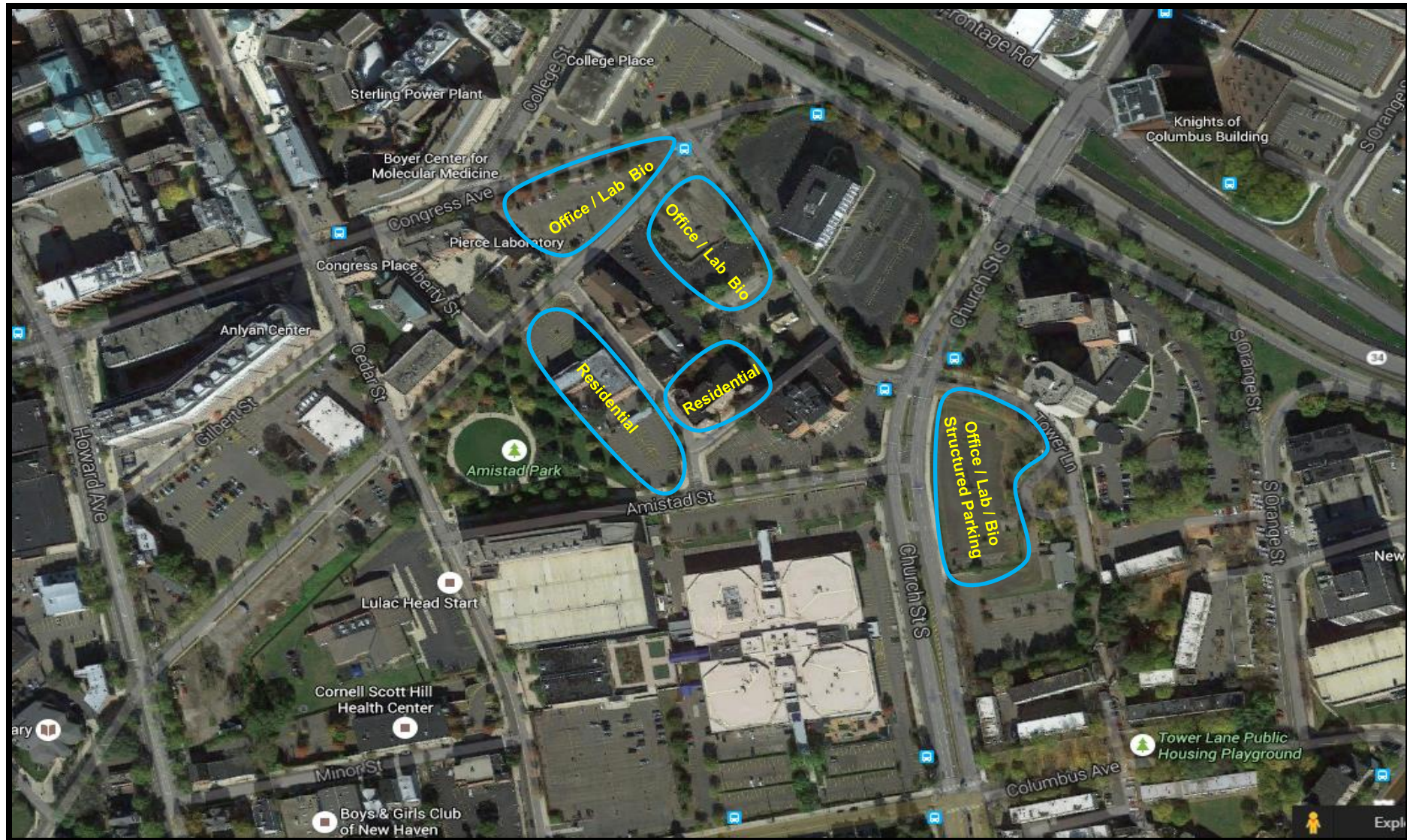


Existing Use

**Proposed Mixed-use Commercial Office,
Bio-Science, Lab, and/or Medical Office
and/or Structured Parking**

Plan Implementation: Phase I

Development Opportunity



An aerial, high-angle photograph of a city street grid. The streets are light-colored, and the blocks between them are filled with green trees and various buildings. The perspective is looking down from above, showing the layout of the urban environment.

Plan Implementation: Phase I

- Meet the Developer

Plan Implementation: Phase I

Meet the Developer- RMS Companies



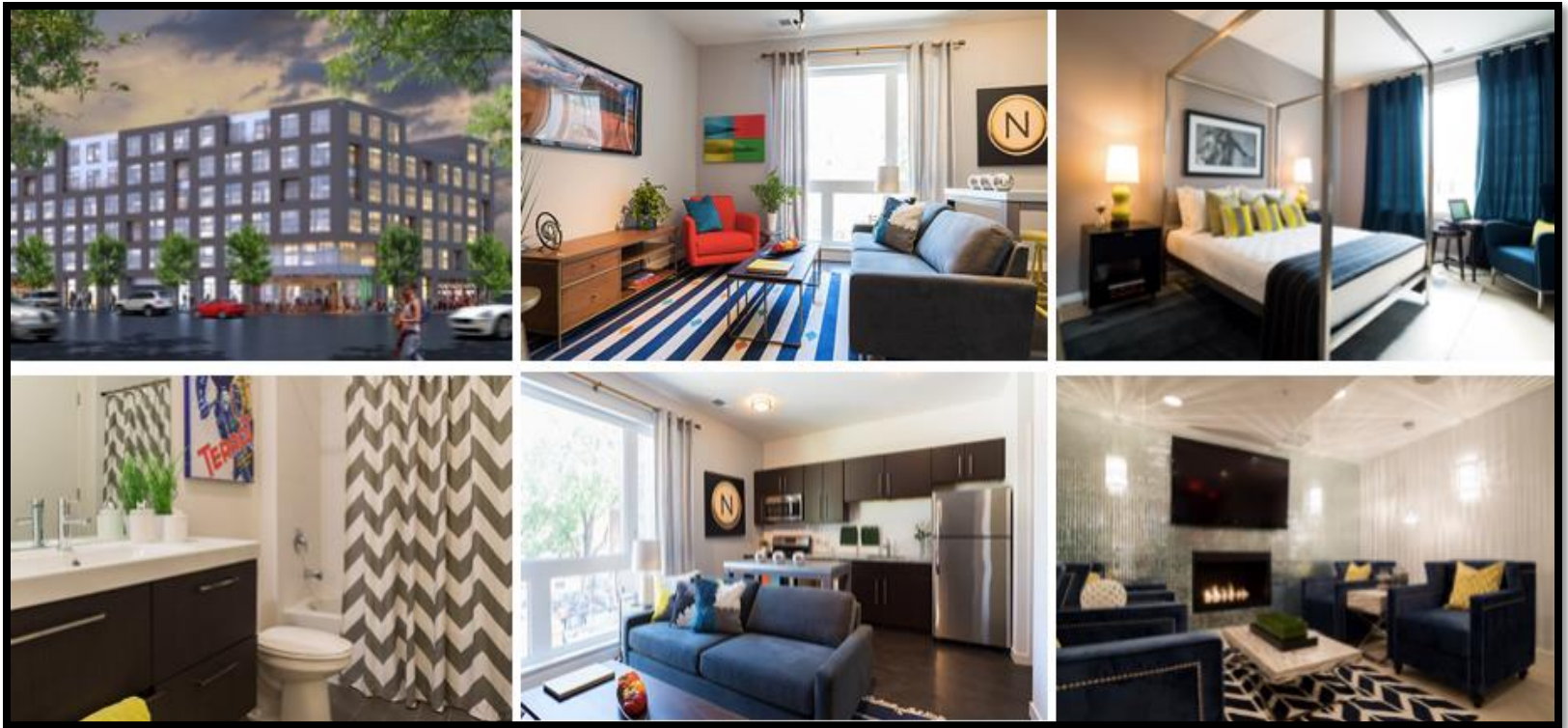
- RMS Companies is a full service, vertically integrated real estate firm based in Stamford, CT with Properties located throughout the region.
- Recognized as one of Connecticut's leading real estate developers, with in-house construction, management, sales and leasing capabilities.
- The company is divided into four divisions: Construction, Development, Management and Hospitality.
- RMS Companies long history of proven successes is a result of:
 - Longstanding community relationships.
 - Special emphasis on superior customer service, unique amenities and careful attention to tenant needs.
 - Best-in-class architecture and design.
 - Sustainable financial excellence.

Phase I: Implementation

Meet the Developer- New Haven Projects

The Novella

Mixed Use Development / 136 residential units / 4,510 square feet of retail space / 5 story new construction (former parking lot)
Amenities include: Rooftop deck, movie theater, quiet study area, pool table etc.



Creating a more vibrant Chapel West District with improved walkability, attracting new residents into New Haven and the neighborhood.

Phase I: Implementation

Meet the Developer- New Haven Projects



1255 Chapel Street

Relocation and preservation of existing 1800's 2 family historic house on Chapel Street.



169 & 175 Dwight Street

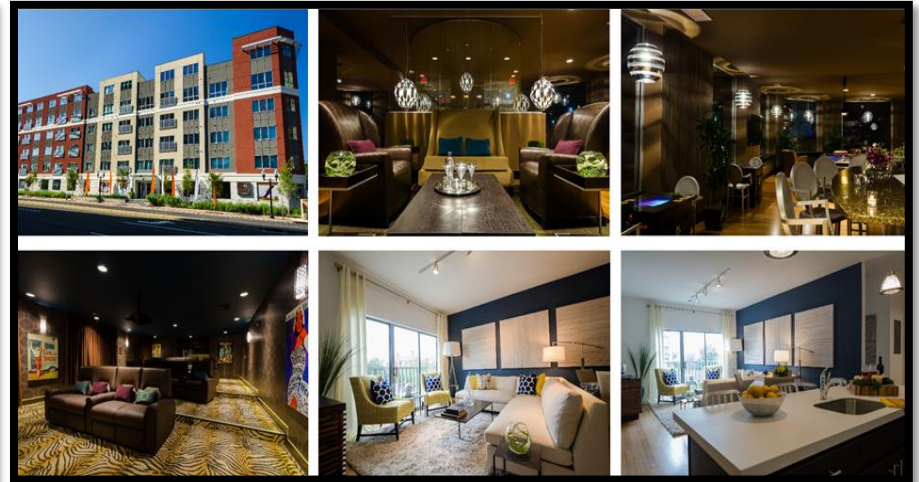
Rehabilitation of existing multi family homes on Dwight Street. Units currently under construction and will result in a total of 8 rehabilitated residential units.

Phase I: Implementation

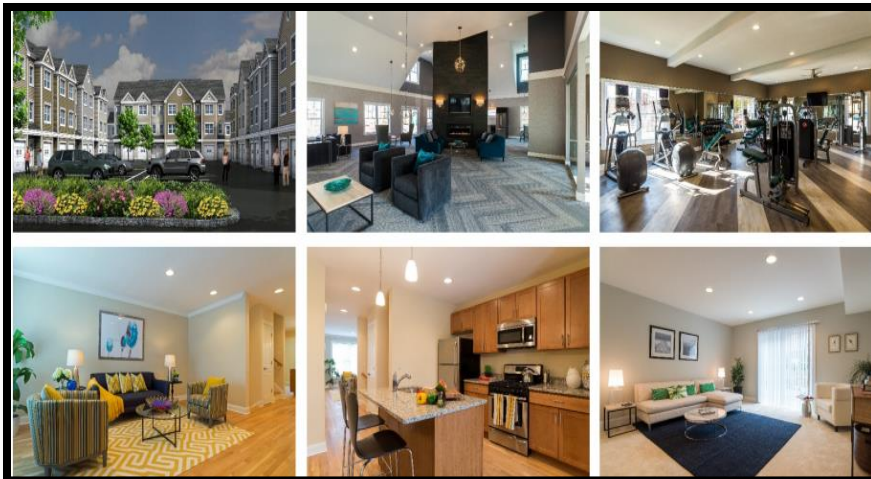
Meet the Developer- Other Projects



"The Verano" - 58 Units / Stamford, CT



"Parallel 41" - 126 Units / Stamford, CT



"Mayfair Square" - 70 Units / Danbury, CT



"The Prospect" - 82 Units / Stamford, CT

Next Steps

Important Dates

Estimated Important Dates	Next Steps
September 8, 2015	Communication to the Board of Alders regarding: <ul style="list-style-type: none"> • Proposed Zoning from BA to BD-3 • Amended and Restated DLDA for RMS Development
October 2015 – Ongoing	Work with Community Management Teams to update Community regarding Community Plan and RMS Development approvals, design etc.
July 2019	<p>If approved through the Board of Alders & City Plan Process:</p> <p>RMS will have up to 24 months after appeal period (90 days after zoning approvals) to complete development of the proposed residential units for parcels 3B, 12A, 12B, 13</p>
Through 2023	<p>If approved through the Board of Alders & City Plan Process:</p> <p><u>RMS Development Timeline:</u> Up to 80 months after appeal period (90 days after zoning approvals) to complete development of the remaining parcels in accordance with Milestones outline in the amended and restated DLDA</p>

An aerial, grayscale photograph of a city street grid. The image shows a dense pattern of streets, buildings, and trees. The text "QUESTIONS / COMMENTS" is overlaid in the center.

QUESTIONS / COMMENTS