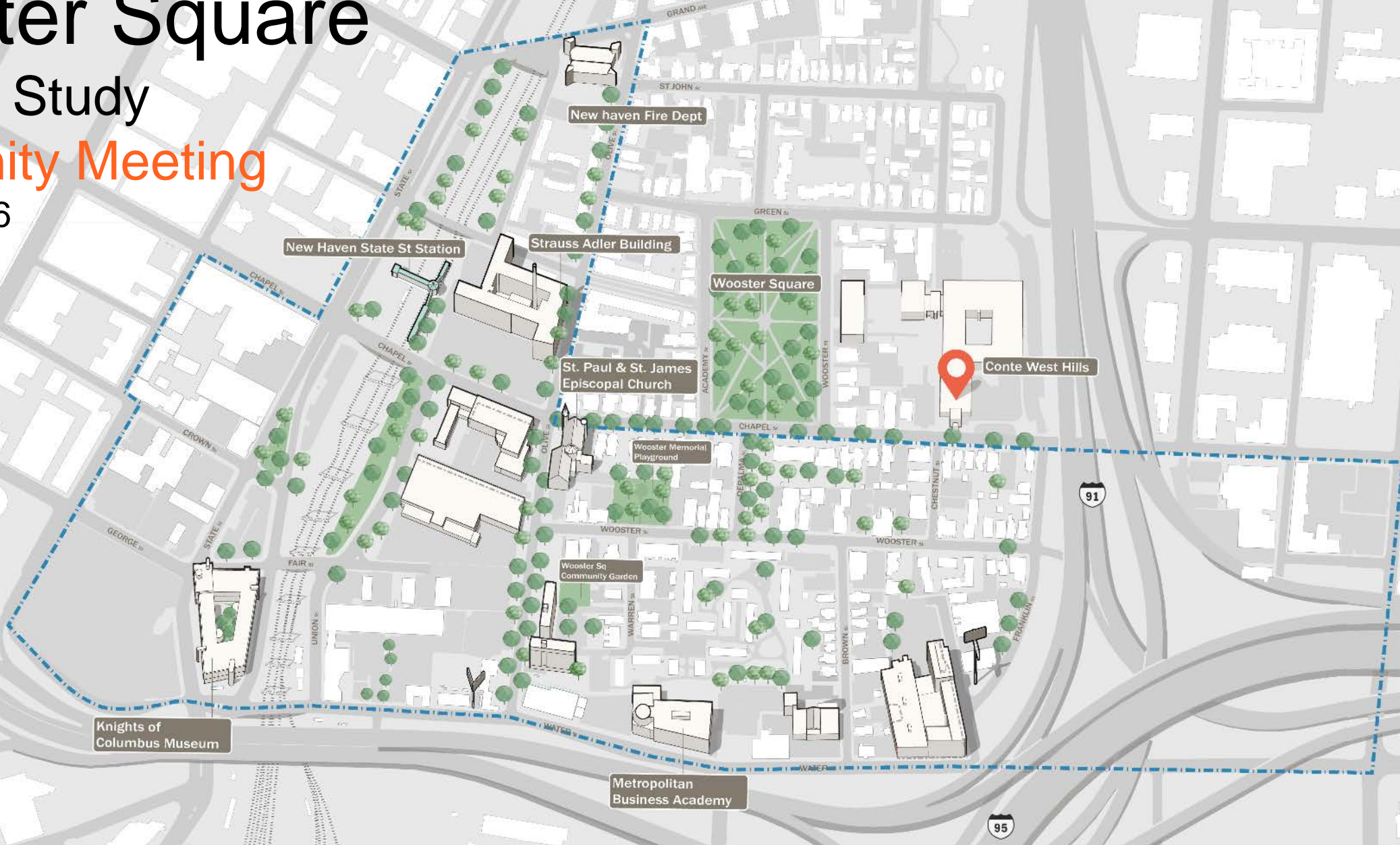


Wooster Square

Planning Study

Community Meeting

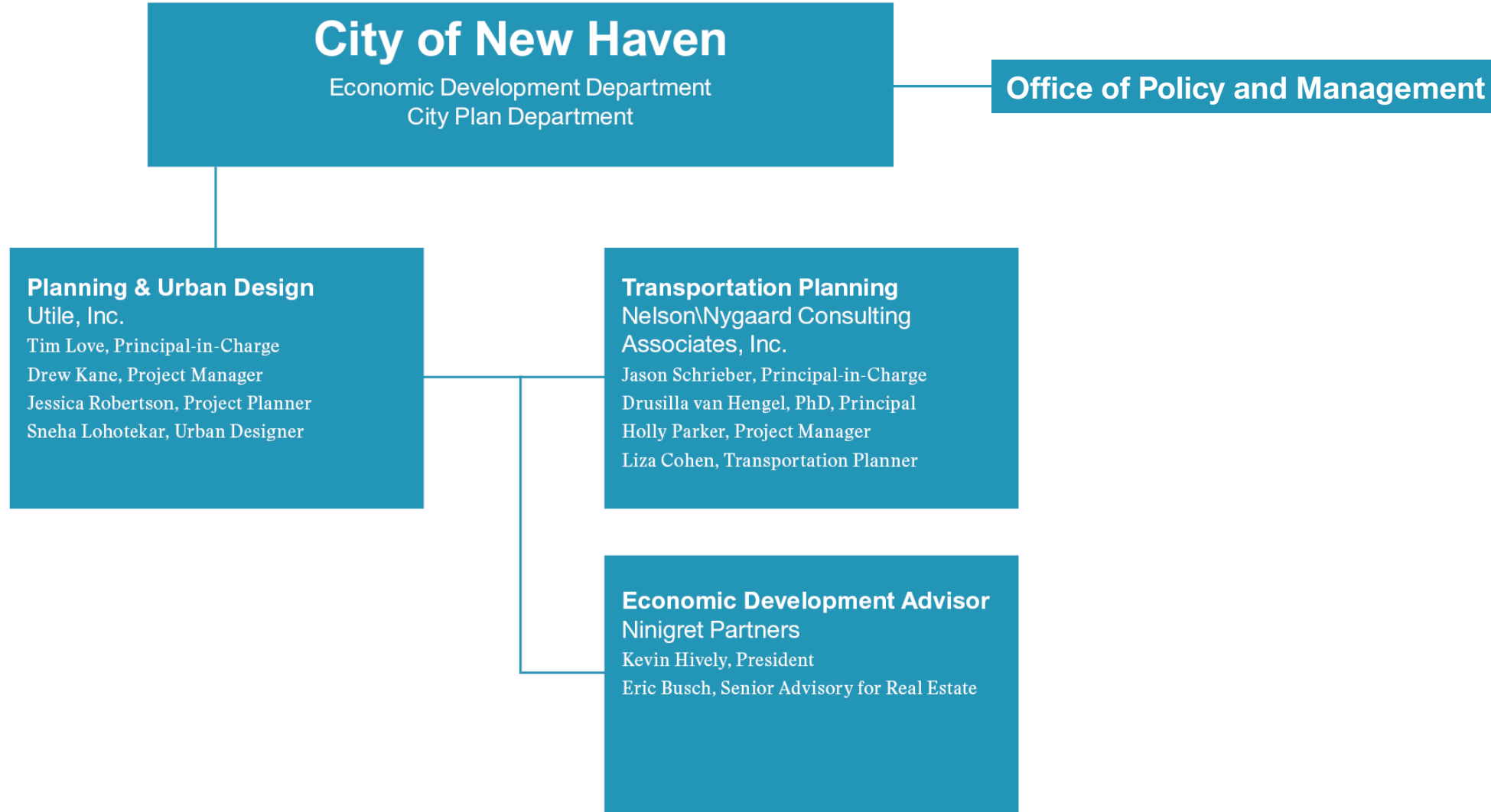
18th July 2016



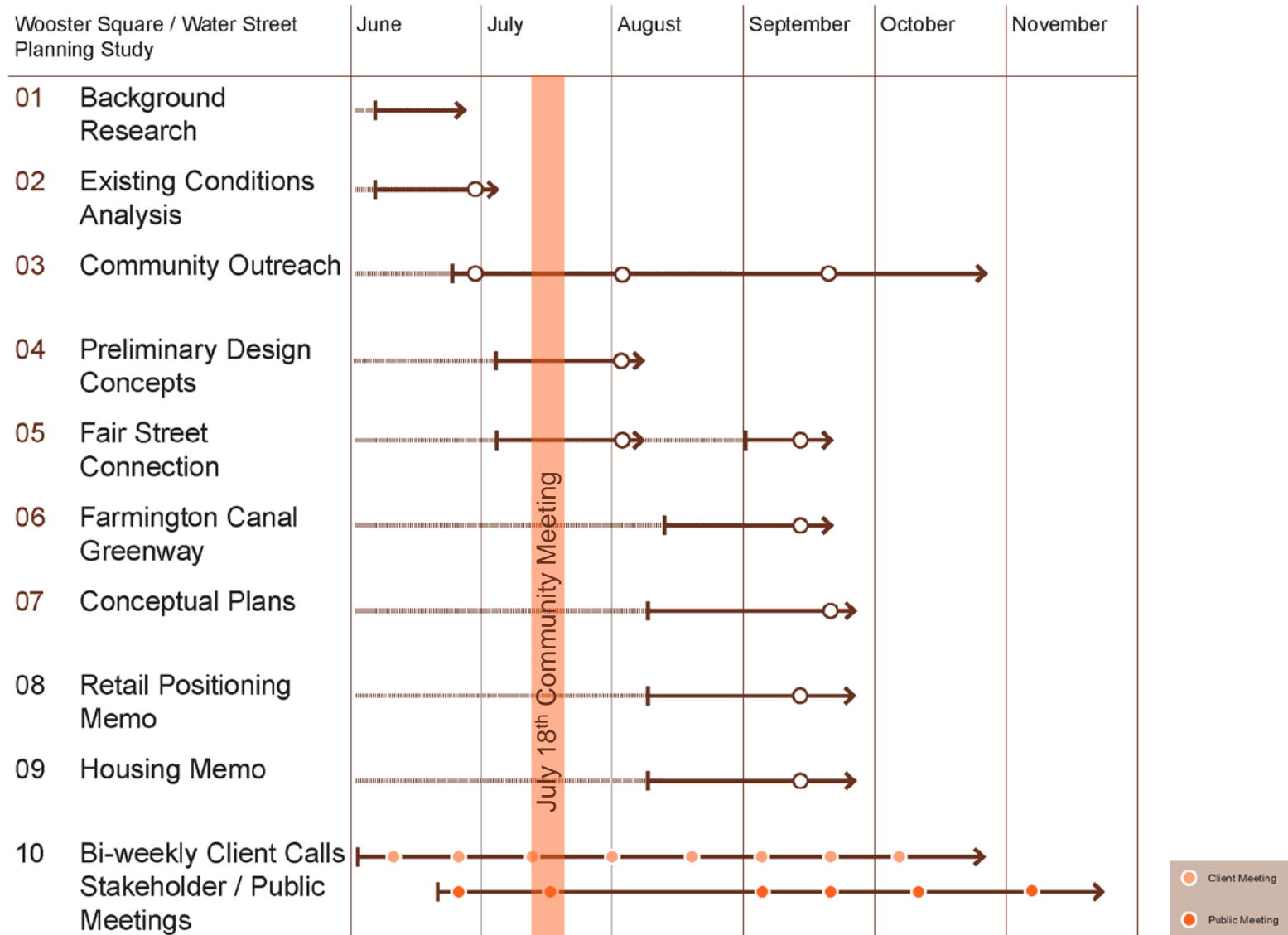
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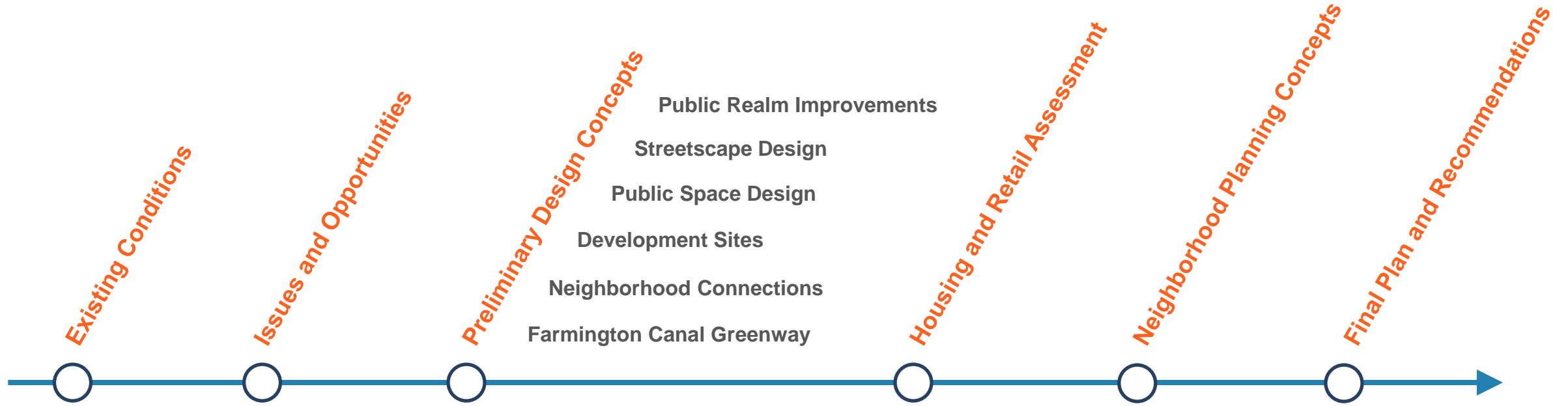
Project Planning and Design Team



Project Schedule



Project Tasks



What's Happening in Wooster Square

Proposal to change New Haven's light industrial zone regulation to be aired



Opposition Kills Historic District Expansion

by **ALIYYA SWABY** | Jul 11, 2016 7:25 am
[\(7\) Comments](#) | [Post a Comment](#) | [E-mail the Author](#)
Posted to: [Business/ Economic Development](#), [Housing](#), [Wooster Square](#)

State officials scaled back plans for promoting historic preservation in Wooster Square after a small but vocal group of neighbors protested the proposal.

The area of Wooster Square just around the park is listed on the National Register of Historic Places, which helps recognize properties of historical significance and gets homeowners grants to preserve them.

The state Historic Preservation Office had been working with officials from the New Haven Preservation Trust to include the whole neighborhood on the National Register – funding the process through the Hurricane Sandy disaster relief program.

But a group of Wooster Square neighbors, mainly on Lyon and William Streets, challenged this proposal at a set of public meetings in May and late June. They argued that although the National Register itself cannot be used to restrict private owners from developing their property, the listing would make it easier for the city to adopt a more stringent municipal preservation ordinance in Wooster Square.

Such an ordinance would require approval from a commission before the city could allow changes to a historic property listed on the National Register.

Yet Another Wooster Square Housing Plan Debuts

by **PAUL BASS & LIANA TEIXEIRA** | Jun 17, 2014 8:06 am
[\(50\) Comments](#) | [Commenting has been closed](#) | [E-mail the Author](#)
Posted to: [Housing](#), [Wooster Square](#)



PETRA DEVELOPMENT LLC

The envisioned expansion of Wooster Square to the downtown border has taken another leap, as a third-generation New Haven builder unveiled a proposal to build a 325-apartment community on Union Street.

The developer, Noel Petra, brought his plan to a community meeting attended by two dozen people Monday night at the Episcopal Church of St. Paul & St. James at the corner of Olive and Chapel streets.

Petra has quietly shopped the plans to city officials in recent weeks. His 2.59-acre project—tentatively entitled "87 Union Street"—would replace a series of warehouses and a plumbing supply store with six wood-framed stories of market-rate studios, one-, two- and three-bedroom apartments, and townhouses, plus some ground-floor retail on Olive Street. The project would face Olive Street, Union Street, and Fair Street—which, Petra hopes, the city will extend to connect Olive and Union.

Petra's project is right next to another proposal, which has come further along, to convert the empty Comcast building at Olive and Chapel into 200 luxury apartments. That project [is already on its way to city approvals](#).



PAUL BASS PHOTO



ALIYYA SWABY PHOTO

Opposition organizer Kerekes.

Look What He Found

by **THOMAS MACMILLAN** | Jan 18, 2013 5:40 pm
[\(49\) Comments](#) | [Commenting has been closed](#) | [E-mail the Author](#)
Posted to: [Transportation](#)



THOMAS MACMILLAN PHOTOS



Chris Ozyck came upon a hidden pocket of the city—which he thinks offers the secret for how best to finish connecting the Farmington Canal Greenway through downtown streets to the harbor.

Ozyck, who helps run a tree-planting organization in the city, said he's found a way to connect the canal trail to the waterfront while creating a scenic greenway that could be an economic engine for the city—right in downtown New Haven.

He proposes to install a trail alongside the train tracks that run between State Street and Olive Street, where a gravel drive already exists from Grove Street to Fair Street.

umping the idea—or rather resurrecting it as a proposed route—as the city heads toward a final plan for en stretch of the hiking and biking trail.

City Plan Director Karyn Gilvarg called Ozyck's idea interesting but unrealistic. City planners already have considered and discarded it as too difficult and expensive, given that the area belongs to Amtrak, she said. She argued that the city has designed the best route it can with the time and resources available, and attempts to change course this late in the game can only delay the project and jeopardize funding for the \$7.6 million project.

The [Farmington Canal Heritage Greenway trail](#) currently runs more than 80 miles, from New Haven to Northampton, Mass. It's both a journey and a destination for cyclists, walkers, and joggers. The trail now ends in New Haven at Hillhouse Avenue. One phase remains before the trail extends all the way to the harbor.

What does TOD mean for Wooster Square?

- The Wooster Square Planning Study is a **neighborhood plan focused on maximizing multimodal transportation choices**, including transit, pedestrian and bicycle connections.
- Development should be “transit oriented”, but the plan (and development) should be neighborhood-focused, as well.
- The existing form, density, and mix of uses in Wooster Square is well suited to thoughtfully-conceived infill transit-oriented development.
- Wooster Square can benefit from the new residents and neighborhood amenities that come with new development.
- New development around the State St station could potentially increase rail ridership and provide a case for increased bus frequency in the neighborhood.

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Building on Local Identity and Neighborhood Form



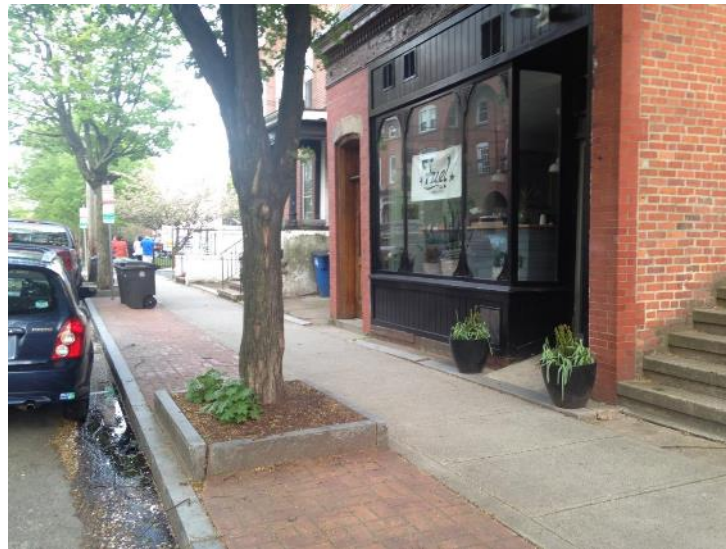
And what can we learn from the “local identity” ...



And what can we learn from the “local identity” ...



And what can we learn from the “neighborhood form”...



And what can we learn from the “neighborhood form”...



Enhancing Existing Character – Public Realm Improvements



Acushnet Ave – Neighborhood Main Street



Enhancing Existing Character – Public Realm Improvements



Upper Acushnet Avenue Planning Study



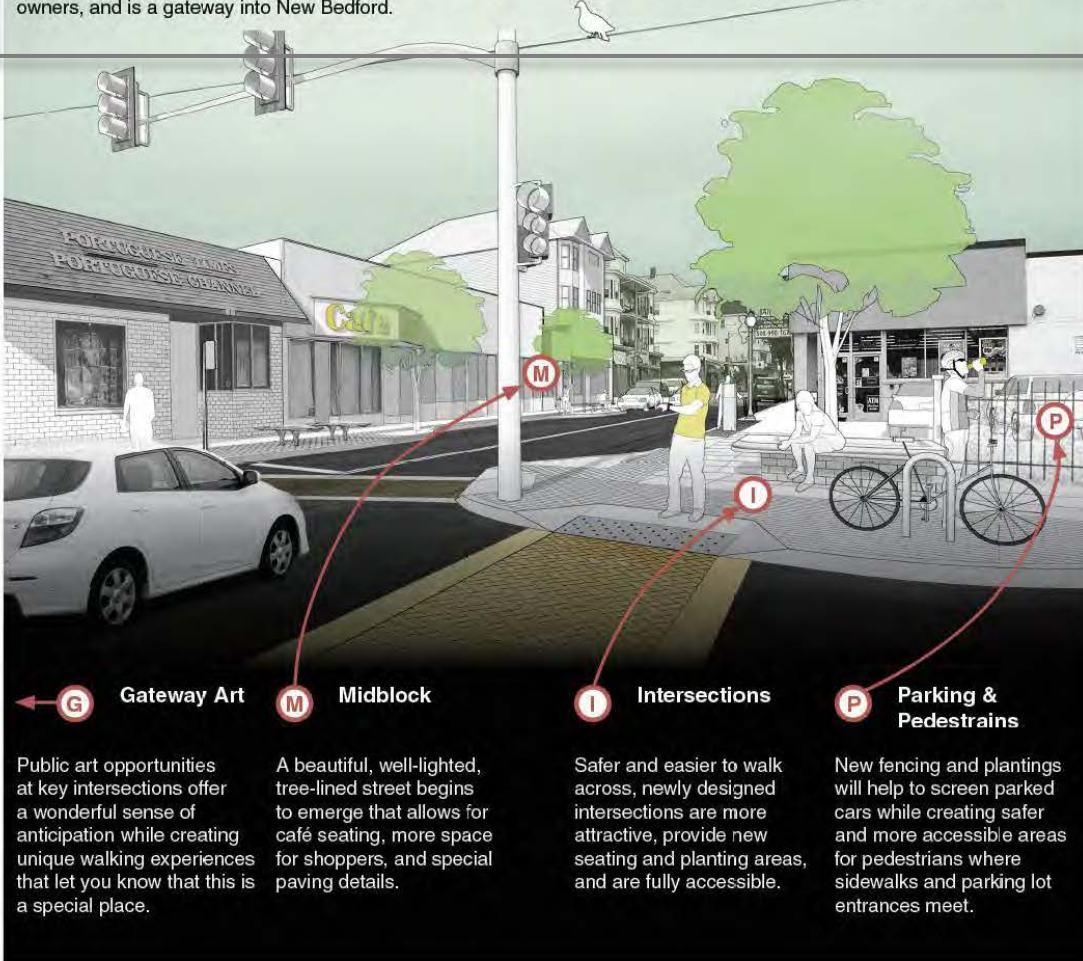
NBDC
City of New Bedford OHCD & Planning

+
Utile, Inc. Architecture + Planning
2010

Acushnet Avenue An International Marketplace

Acushnet Avenue is an incredibly active place, filled with family owned shops, cafes, bakeries, and wonderful restaurants. For the past 3 years we have gone door to door and hosted community meetings and workshops in an effort to understand how we can strengthen this commercial corridor. Business owners and residents have repeatedly asked for an enticing street that has the atmosphere of an international marketplace, emphasizes independent shop owners, and is a gateway into New Bedford.

To meet this goal potential development sites have been explored and new concepts have been developed to improve the pedestrian experience for shoppers and residents. As we continue our strategic approach to bringing new energy to Acushnet Avenue, we have developed a plan with actions we can begin to implement today along with future initiatives that will create the international marketplace as a must-see destination in New Bedford.



G Gateway Art

Public art opportunities at key intersections offer a wonderful sense of anticipation while creating unique walking experiences that let you know that this is a special place.

M Midblock

A beautiful, well-lighted, tree-lined street begins to emerge that allows for café seating, more space for shoppers, and special paving details.

I Intersections

Safer and easier to walk across, newly designed intersections are more attractive, provide new seating and planting areas, and are fully accessible.

P Parking & Pedestrians

New fencing and plantings will help to screen parked cars while creating safer and more accessible areas for pedestrians where sidewalks and parking lot entrances meet.

Character as a Development Catalyst



Apremont Triangle

Stearns Square

Character as a Development Catalyst



Apremont Triangle

Character as a Development Catalyst



Apremont Triangle

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- **Connections to Downtown**
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4. Incorporate Development Activity and Strategies

Study Area



Olive Street

State Street

Chapel Street

Assets and Opportunities

Yale University

New Haven Green

New Haven Fire Dept

Tree Lined streets

New Haven State St Station

Strauss Adler Building

Wooster Square

St. Paul & St. James Episcopal Church

Wooster Memorial Playground

Local Active retail streets

Wooster Sq Community Garden

Knights of Columbus Museum

Major Transit Hub (Union Station)

Waterfront Access

Metropolitan Business Academy

Assets and Opportunities – Wooster Square’s Public Realm



Olive St at Wooster St



Olive St

- The **consistent tree canopy** of neighborhood is an identifying characteristic
- Tree coverage helps to define the street edge and create and sheltered experience
- Examine the existing tree pits and planting areas to ensure there is appropriate room for healthy tree growth.

Assets and Opportunities – Wooster Square’s Public Realm



- Depalma Court (left) provides abundant shade on the street and plaza

Assets and Opportunities – Wooster Square’s Public Realm

Wooster Square benefits from consistent pedestrian access, but the sidewalks are inconsistent in quality.



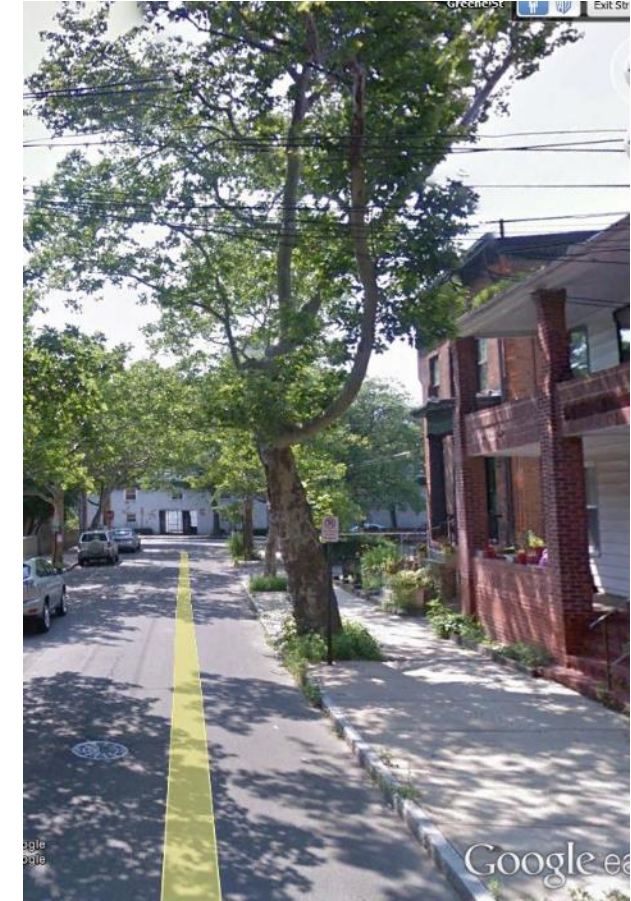
Chapel Street



Olive Street



Wooster Street



Greene Street

Priority Pedestrian Links



Olive St and Greene St intersection could be a stop sign to slow down cut-through traffic ensuring pedestrian safety



Grand Ave and Olive St intersection could be realigned to minimize pedestrian crossing lengths



Possible bike and pedestrian connection through Columbus Mall Houses to break the superblock condition



Chapel St is the main East/West connection between Downtown and Mill River



Fair St could be extended from Union St to Fair St



State street Station could be connected to the Strauss Adler Building on the other side of State street

Priority Pedestrian Links

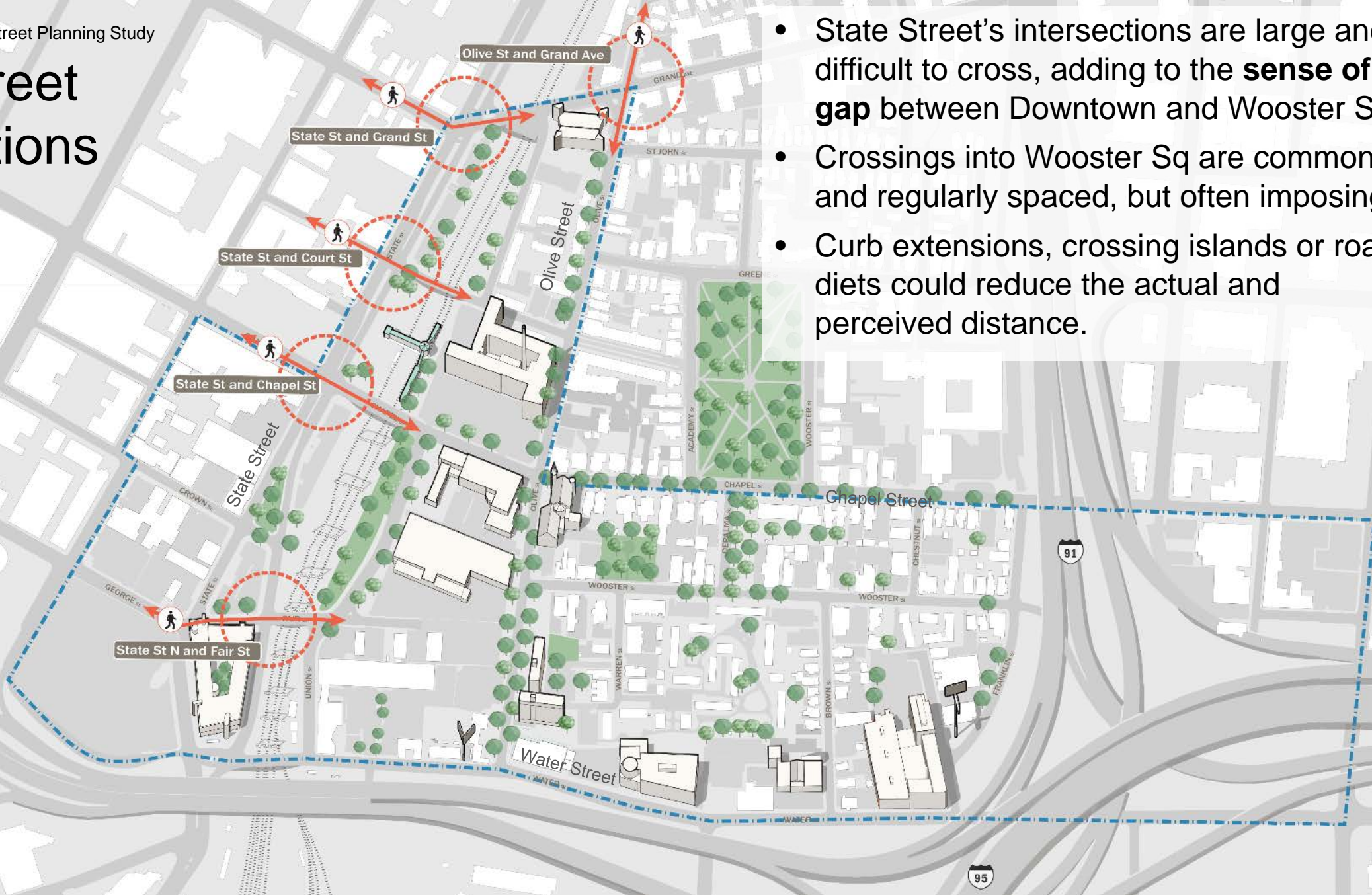
- Chapel, Wooster and Olive are existing primary pedestrian links
- Consider traffic calming measures for Olive Street
- Evaluate Fair Street as a future connection from Union St to Olive St
- Could Warren St provide pedestrian access to the FCT and Long Wharf?



Access and Barriers



State Street Intersections



- State Street’s intersections are large and difficult to cross, adding to the **sense of a gap** between Downtown and Wooster Sq.
- Crossings into Wooster Sq are common and regularly spaced, but often imposing
- Curb extensions, crossing islands or road diets could reduce the actual and perceived distance.

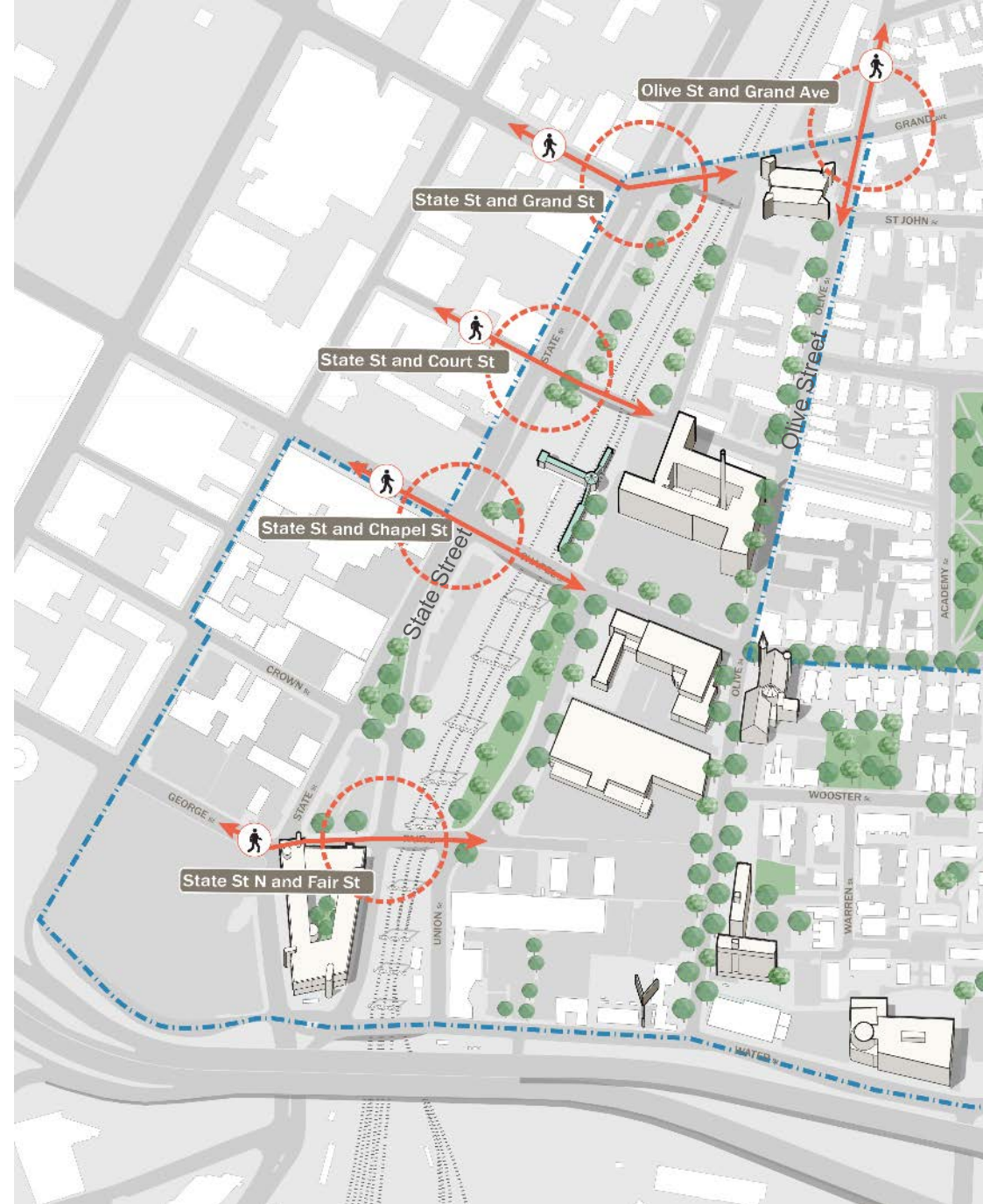
Open Space Opportunity

1000 Grand Ave

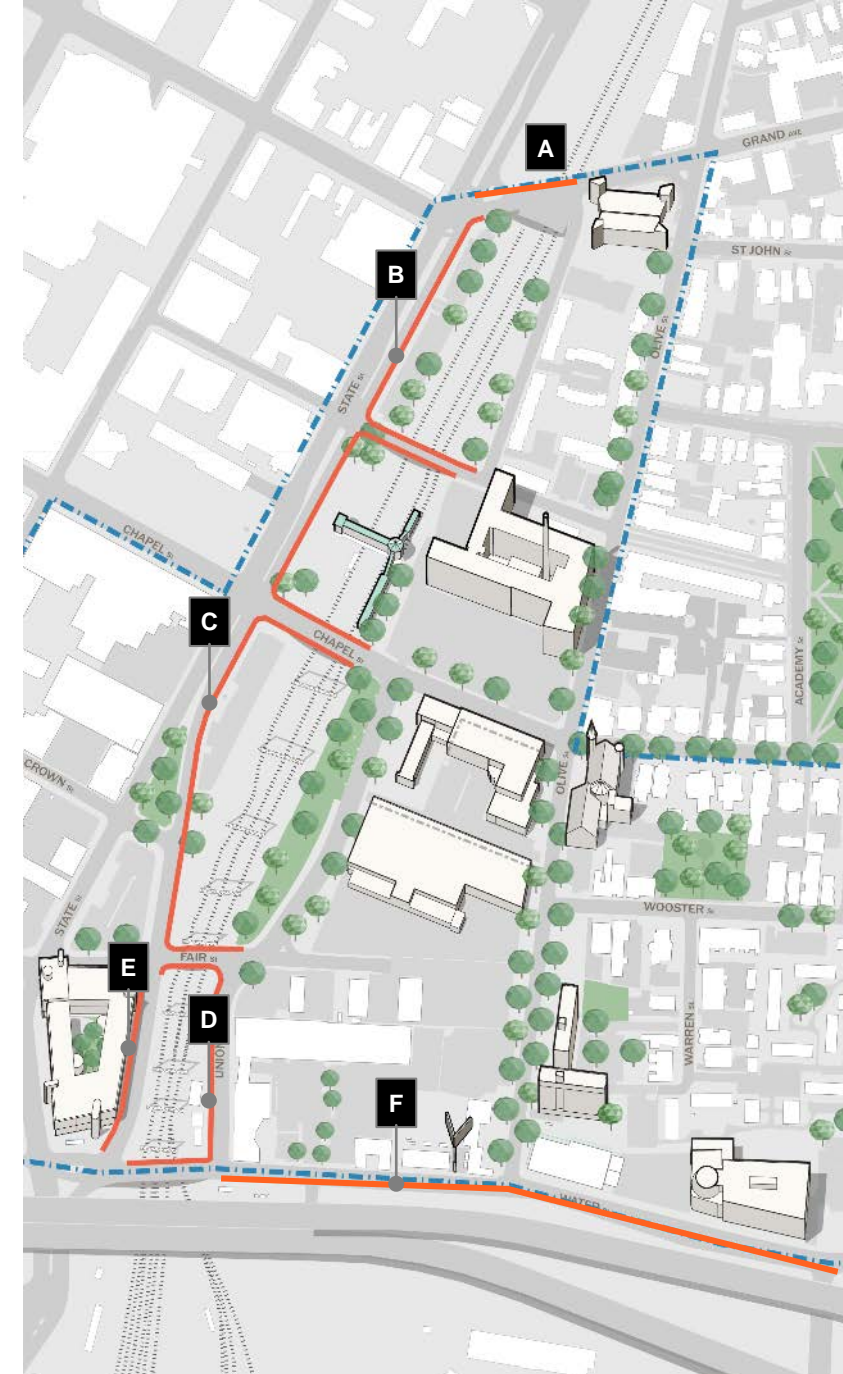
Ownership – City of New Haven
Area – ~5,650 SF



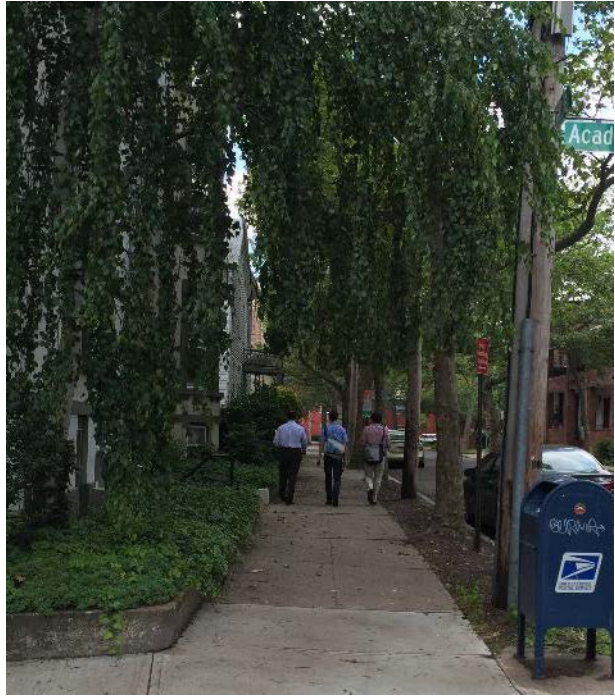
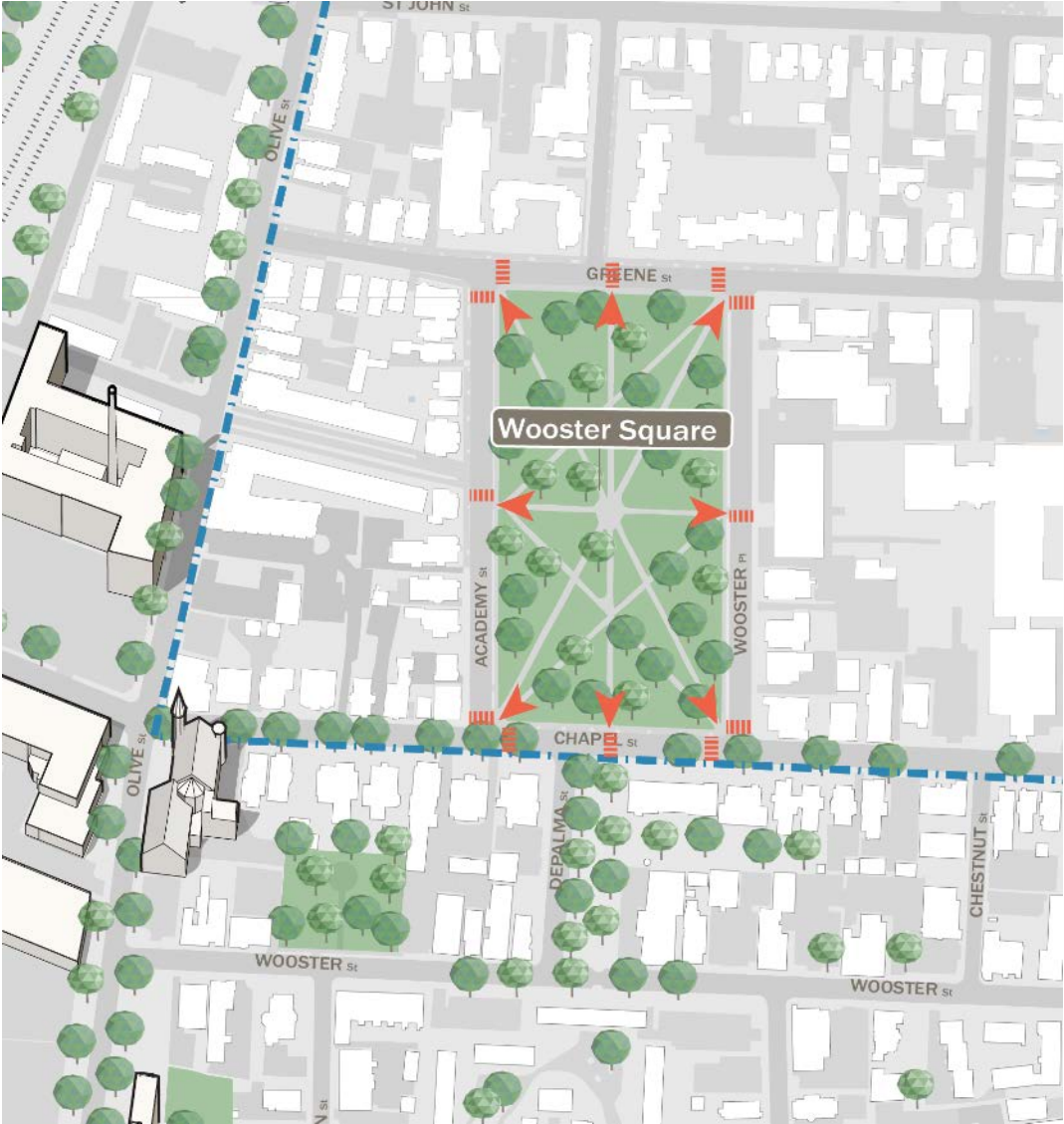
State Street Intersections



State Street / Water Street Edges



Wooster Square (park) Pedestrian Connections



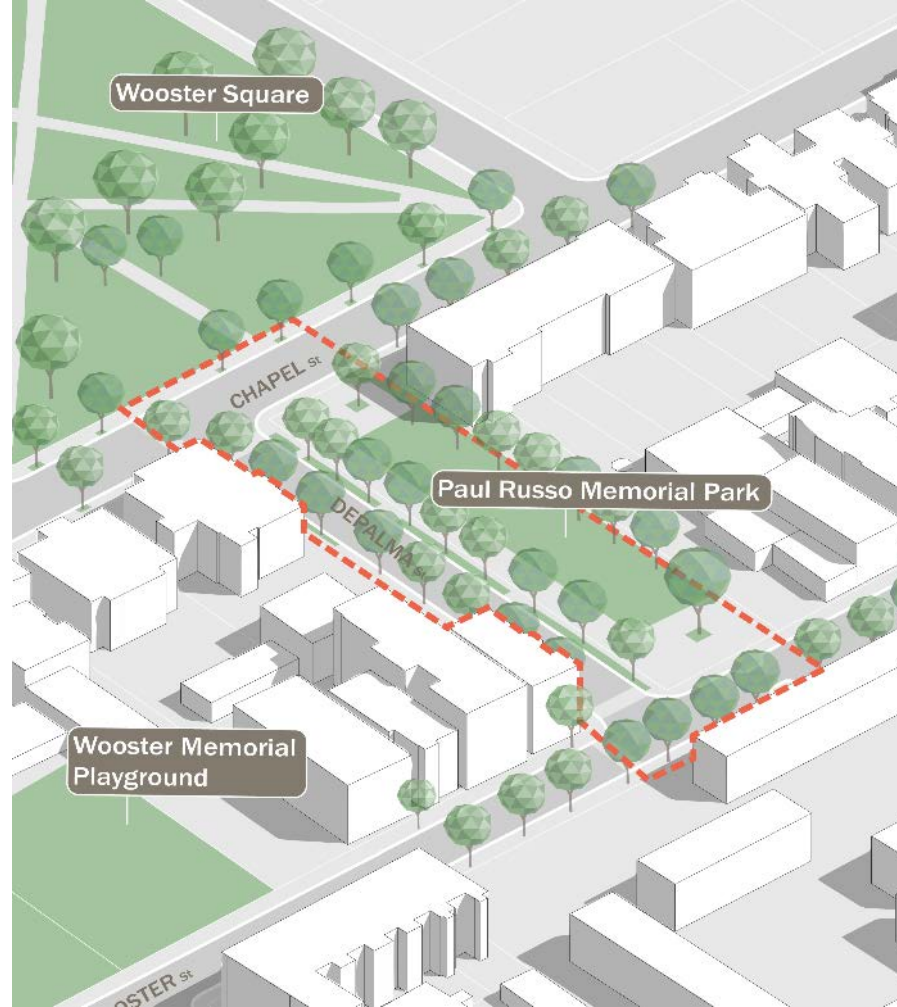
Wooster Square (park) Pedestrian Connections



Russo Memorial Park Improvements



Depalma Court could become a continuous shared space at Russo Park with an appropriate balance of hardscape and softscape to accommodate the Farmer's market



Creating a uniform Ground Plane - Shared Space



Intersections



Bike Connections



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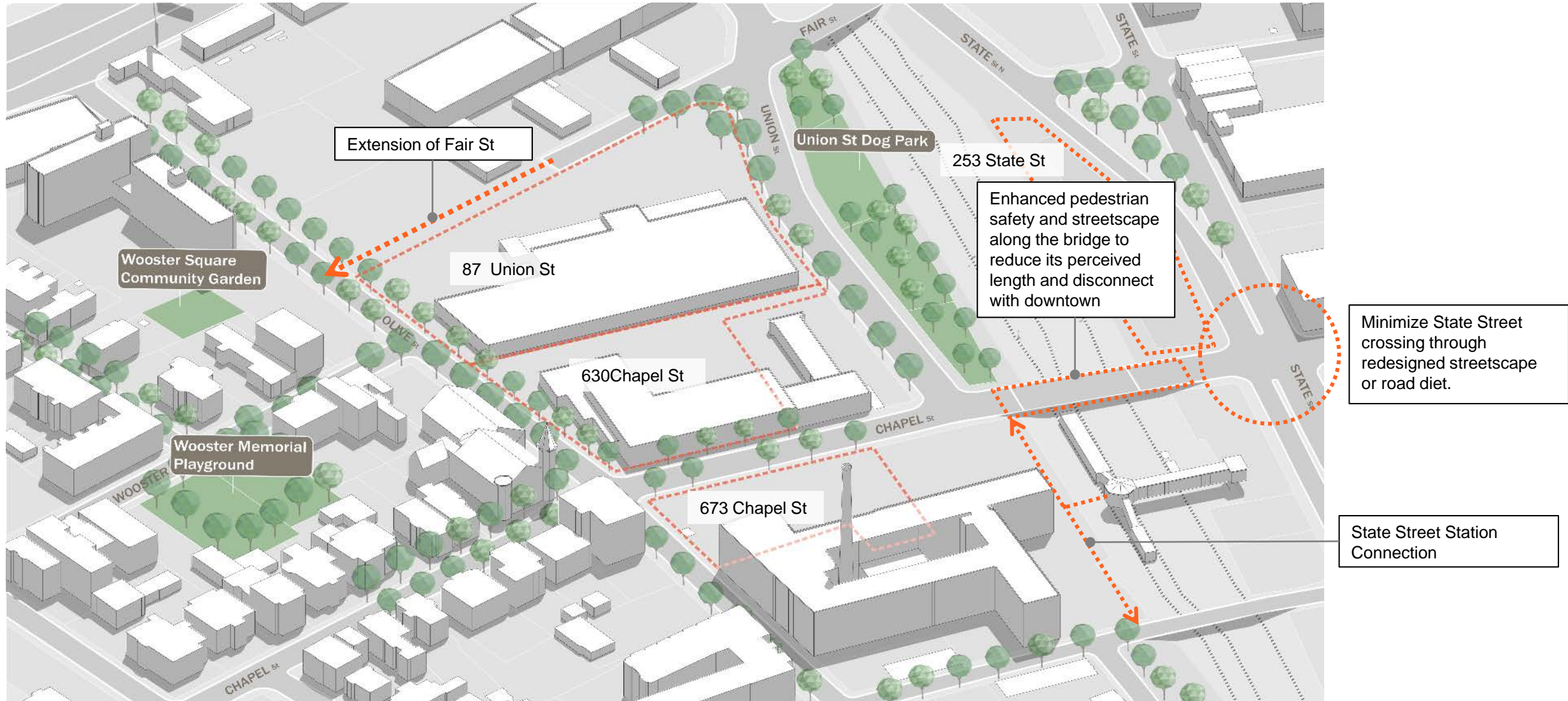
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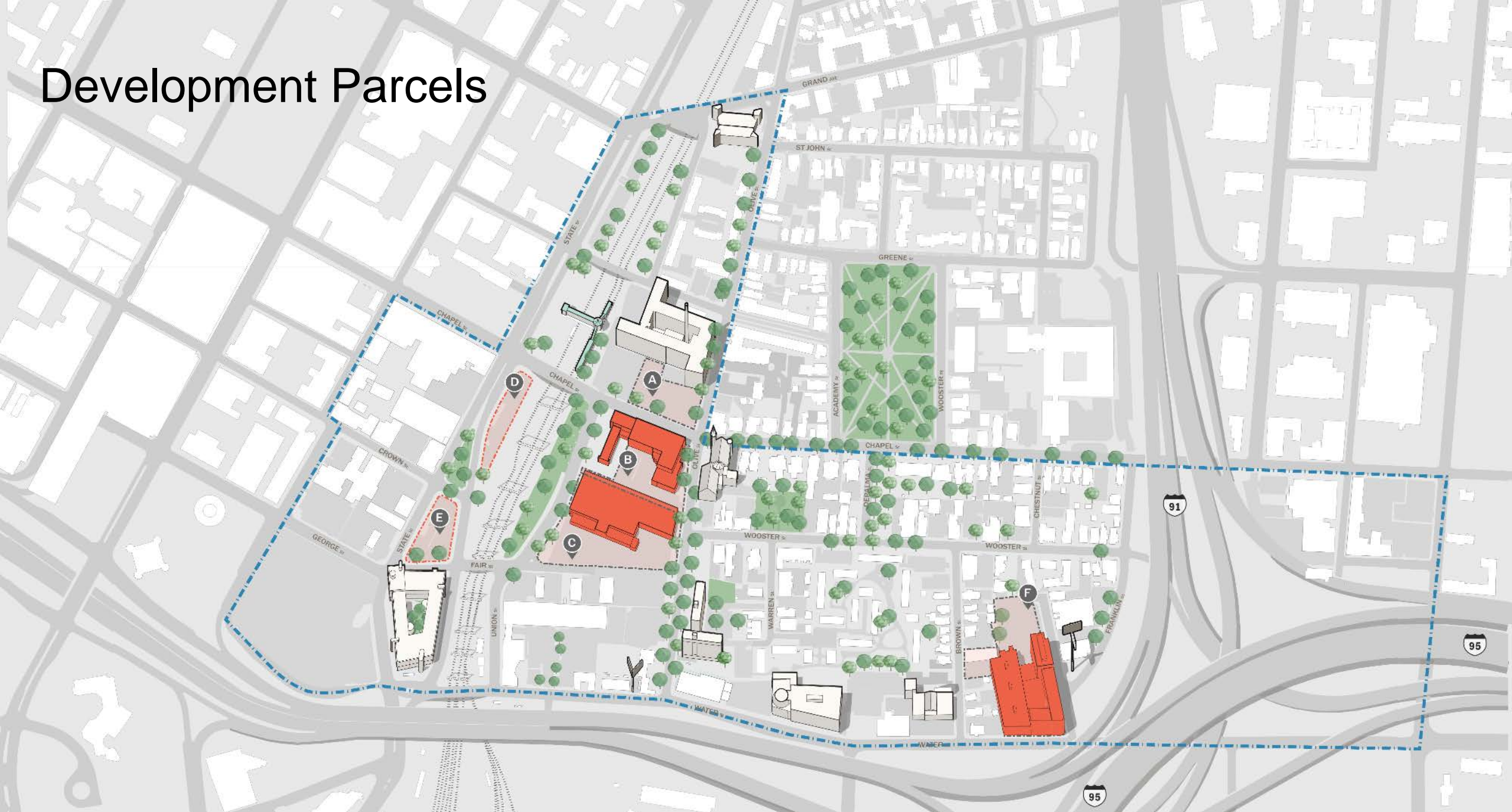
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4. Incorporate Development Activity and Strategies

Area of Interest – State St, Chapel St and Olive St



Development Parcels



Development Site

673 Chapel St

Ownership – Spinnaker Residential LLC

Area – 36,066 SF

Status – In-progress



Development Site

630 Chapel St (Comcast)

Ownership – Spinnaker Residential LLC

Area – 62,726 SF



Development Site

87 Union St (TORRCO)

Ownership/Developer – Petra
Area – 118,483 SF



299 units + Retail amenity space

Development Opportunity

253 State St

Ownership – City of New Haven

Area – 29,315 SF



Development Opportunity

183 State St

Ownership – City of New Haven

Area – 27,037 SF



Development Opportunity

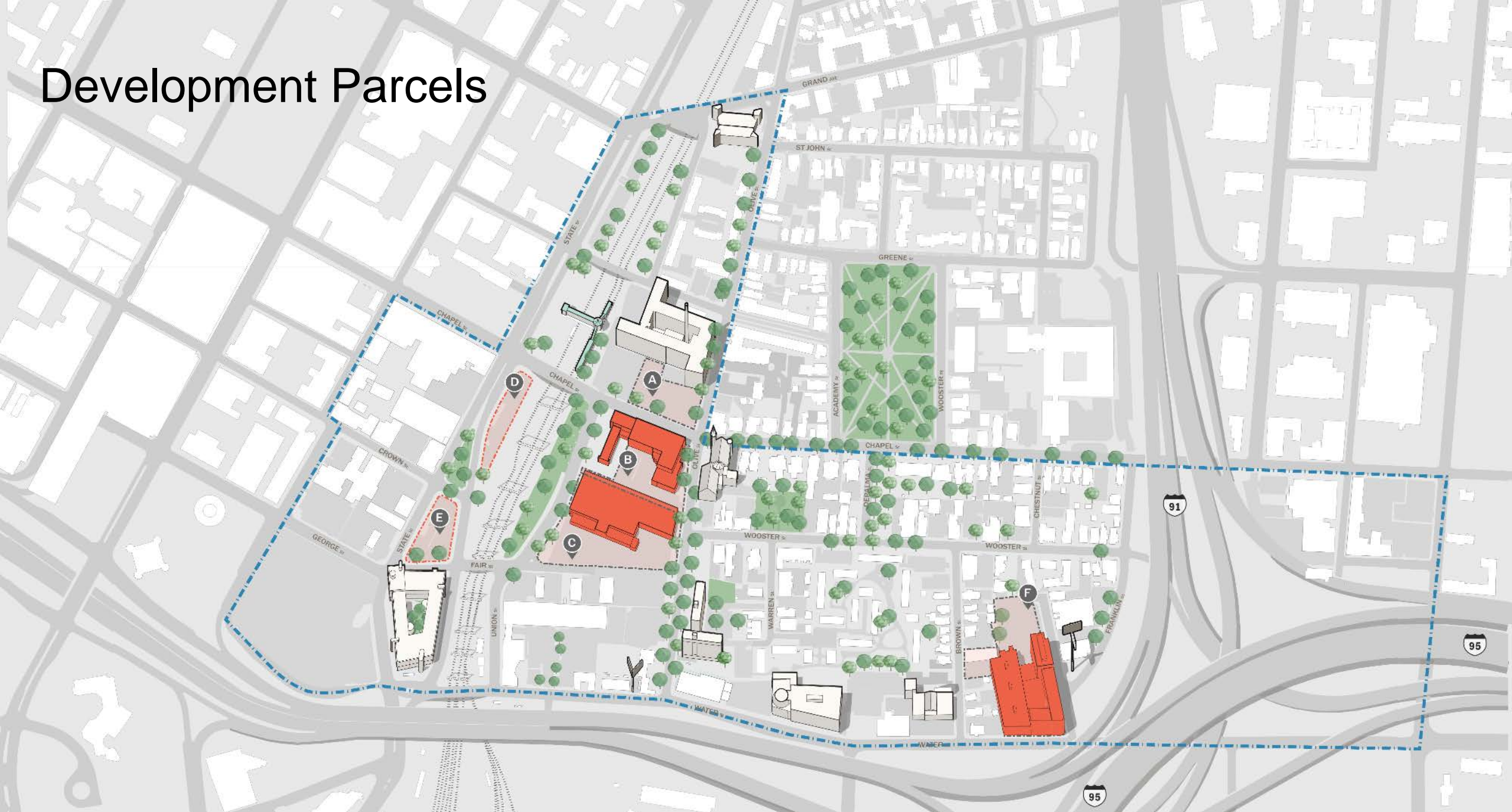
83 Water St

Ownership – Cowles C & Co

Area – 108,028 SF



Development Parcels



Thanks!