**Additional Improvement Suggestions for 500 Blake Street**

**From Tour-VSE-West Rock Avenue Community**

We have developed a reasonable and low-cost list of additional improvements that we see as necessary in order that this new development also have a positive impact on the property owners on this street.  Specifically:

|  |  |  |
| --- | --- | --- |
|  | **IMPROVEMENT** | **DETAILS** |
| 1 | Speed Humps | To moderate the speed and flow of traffic on this small street that houses a supportive services center that caters to families with children, a nursery school, and households with small children as well elderly and disabled residents and pets*.* |
| 2 | Extend Sidewalk | Developer or City of New Haven extends the sidewalk along the Valley Street Extension to connect Tour Avenue and West Rock Avenue so that pedestrians, who currently, with minimal current traffic volume, have to walk in the middle of the street, can be safe. |
| 3 | Snow Plowing | Developer commits to regularly plow snow on Tour - Valley Street Extension - West Rock during the winter since we are usually one of the last streets plowed; with that much more traffic it will become packed and icy. |
| 4 | Extend Security Monitoring | Developer agrees that their existing planned security monitoring of the exterior perimeter of the property will also include farther up the walkway along the VSE daily because there will be increased pedestrian traffic and as we have seen, in the 26 years on this block, increased loitering. |
| 5 | Parking Lot and Street Litter | Developer commits to regularly, when they attend to their own parking lot, also attend to litter clean up along the walkway as the increased traffic will lead to an increase in litter. This is particularly relevant as we see needles and other urban detritus. Extended gathering spaces will create more of this litter which we do not want to expose to the preschool children. |
| 6 | Architectural Ornamentation | Developer agrees to add architectural ornamentation (see ideas attached) on the facade of the building on the Tour Avenue side. See attached file. This will make the facade more of an exciting feature rather than a 51 foot relatively dark blank wall. We propose that this improvement, if the cost proves prohibitive for the developer, be split between the City, the Developer. Then neighbors will help raise additional funds as has been done in the past in New Haven. We also propose that some of the arts professionals, artists, curators, and administrators from the U work with the developer on a small nimble committee to select the ornament. |
| 7 | Hardi-Plank | Developer agrees to use hardi-plank and not vinyl on the Tour Avenue structure, in keeping with the material choices at the development across the river and in keeping with their stated plan to build a high-quality development. |
| 8 | Dumpster Placement | Developer agrees not to place dumpsters, and other recycling and refuse collection containers on the Tour Avenue side of the development. |
| 9 | Refuse Collection | In addition, developer agrees that refuse collection trucks will not use the Tour Avenue egress. |
| 10 | Cross hatching | Cross hatching to continue the green way path along the river walk across Blake Street. |
| 11 | Bumper Replacement | Improve/replace the metal protective bumper along the riverwalk/ flood wall with wood or something better looking than the ugly metal bumper. Or remove it and add a pervious sidewalk |
| 12 | Tour Ave Facade Details | Add window trim that reads as wide enough, and is a different related subtly contrasting color to the siding, to ensure that the facade has some relationship to the residential vernacular of the street and does not read as totally institutional. |

|  |  |  |
| --- | --- | --- |
| 113 | Building Setback | Set back proposed building, as was done at the ARLOW development at the suggestion of City Plan at 838 West Rock Avenue, to maintain the residential feel of the street and to diminish the feeling of creating a tunnel wall on Tour Avenue. |

|  |  |  |
| --- | --- | --- |
| 14 | Permit Parking |  |

|  |  |  |
| --- | --- | --- |
| 15 | Traffic & Wayfinding Signage Upgrades | Signs should include “Slow School”, “Children Playing”, more “One Way” signs as people are already turning the wrong way out of the development parking lots and replacement of all the vandalized and degraded signs along the entire U. |

|  |  |  |
| --- | --- | --- |
| 16 | Hatched Crosswalk | On the right side at the end of Tour Avenue to the walkway. |
| 17 | Tree Replacement and Maintenance | Replace the trees, including the one that was more than 100 years old and the two small ones that were chopped down in the development’s demo phase. |