



Toni N. Harp
Mayor

City of New Haven
Office of the Economic Development Administrator
165 Church Street
New Haven, Connecticut 06510



Matthew Nemerson
Economic Development
Administrator

MEMORANDUM

TO: Frank Douglass, Chair
Community Development Committee

FROM: Matthew Nemerson, EDA

CC: Jorge Perez, President Board of Alders
Members of the CD Committee
Michael Harris, Mayor's Office
Erik Johnson, LCI
Robert Landino, Centerplan
file

RE: **Proposed Continuum-Centerplan Development & Land Disposition Agreement
243 Legion Avenue**

DATE: April 1, 2014

On March 27, the City presented the above-referenced Development and Land Disposition Agreement with Continuum-Centerplan. Thank you for taking the time to review the Agreement and listen to important testimony both for and against the project. Based on the testimony and some notable questions, I am writing to follow up with the following information:

1. **Traffic Report.** This communication was referred to Transportation, Traffic and Parking for a report. Attached is a copy of the department's findings and the draft traffic report, which is being submitted to DOT's Office of State Traffic Administration (OSTA). As the site is located along CT-34 / CT-706, OSTA must approve the traffic plan as well. During testimony, a question was raised about the DOT standard ramps which have more generous turning radii than found on typical city streets. In the event the BOA approves the project and there are changes to the traffic plan, those changes will be incorporated and reviewed by the City Plan Commission prior to implementation. It should be noted, however, that the City has an approved Complete Streets Design Manual and is seeking DOT's approval to use City design principles on this project.
2. **Air Quality Study.** At the hearing, Diane Mas of Fuss and O'Neill summarized the findings from the air quality study. Enclosed is the full report as requested by Alder Colon.
3. **Dwight Neighborhood.** At the hearing, a question was raised about outreach to Dwight. Please note that the project was presented to the Dwight Management Team on December 3, 2013.
4. **Bike Path to West River Park.** At the hearing, Alder Perez and members of the public inquired about bike access in the area. One suggestion was to have a bike path that extends out to West River Park. In 2008, the City proposed a dedicated bike/pedestrian path on the north side of MLK Boulevard. While that plan for the corridor was not approved, the City believes the bike



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path idea has merit and will further analyze the potential for building this route as a separate project. We will report back to you later in the year.

5. Design Guidelines. OLS staff, in their report to the Committee, inquired if the project would be consistent with the proposed design guidelines for the Route 34 West corridor. Attached is a memo from Centerplan on the compatibility of the project with the design guidelines. Please note as well that Section 4.2 of the Agreement lays out the design review process.

Thank you again for your time and attention to this matter. If you have any other questions prior to the next CD meeting, please do not hesitate to call.

Attachments:

- (1) Traffic Report & TTP Memo
- (2) Air Quality Study
- (3) Design Guidelines Memo