

Elm St. Study

Yale Urban Design Workshop

City of New Haven

March 2019

Goals

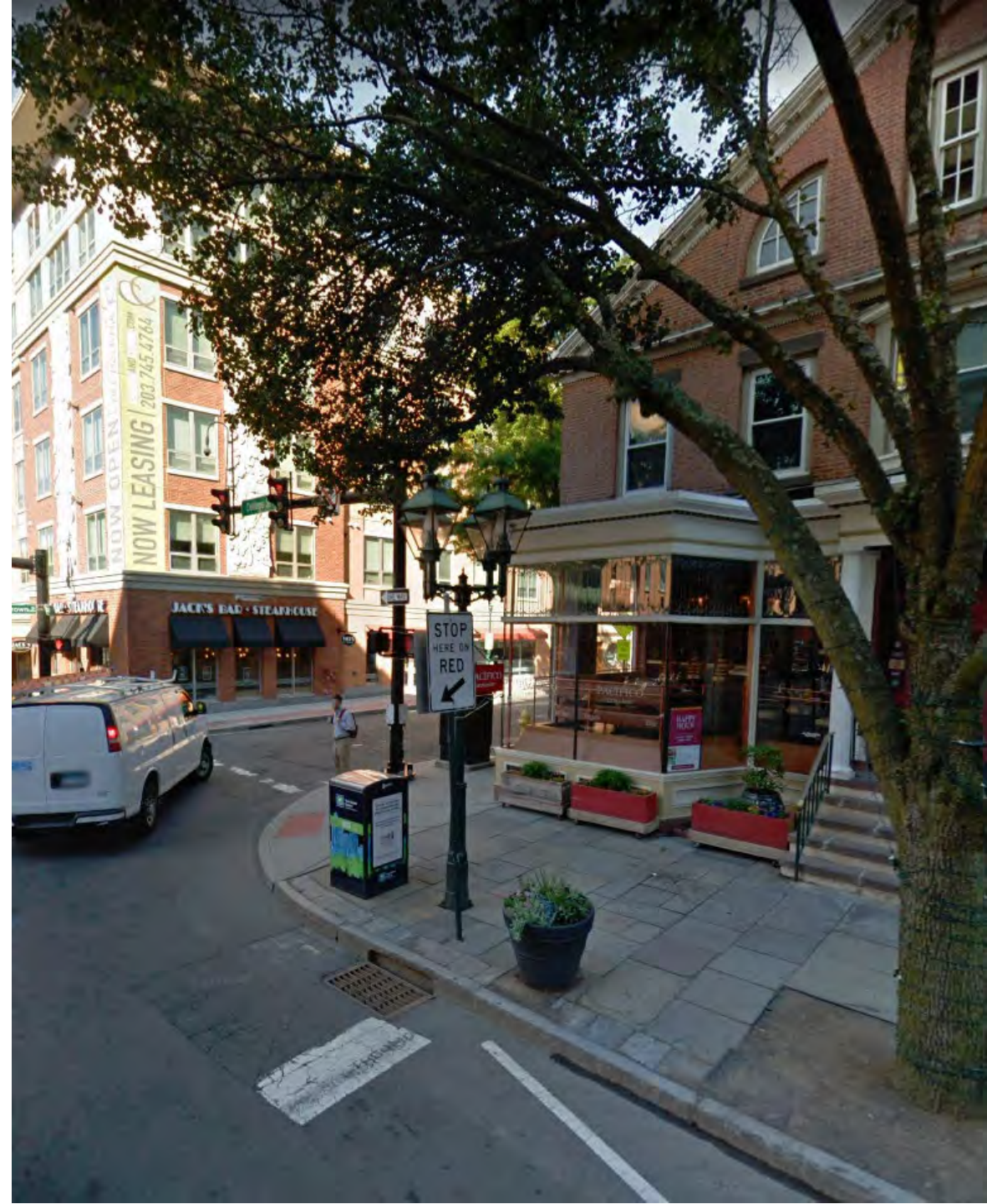
1. **Create Lively Mixed Use Downtown District**
2. **Strengthen Connections**
3. **Enhance & Reinforce Local Identity**
4. **Maximize Development Potential**



Goals

1. Create Lively Mixed Use Downtown District

- Encourage development of dense and diverse residential types
- Leverage central location adjacent to Yale, public transportation, civic institutions, and downtown life
- Encourage development of convenience and destination retail to support district vitality
- Improve public spaces, including streets, to support urban living, walkability, bikeability, and lively and active frontages
- Promote a “park once” mentality through centralized garages



Goals

2. Strengthen Connections

- Repair urban fabric and eliminate building gaps to increase street continuity
- Extend interstitial public open space and pedestrian networks
- Strengthen the continuity of the Elm Street Corridor that connects Broadway and Wooster Square
- Reinforce the role of Orange Street as a smaller scale pedestrian environment
- Better connect downtown to State St. Station through both pedestrian and dedicated bicycle infrastructure



Goals

3. Enhance Local Identity

- Leverage historic assets including a mixed building stock and adjacency to historic core
- Introduce new streetscape design to give unique and cohesive identity
- Reinforce the differing characteristics and boutique retail of existing streets; Elm, Orange, and Church
- Make sure new development complements existing structures
- Redefine the identity of State St. as the eastern gateway to Downtown



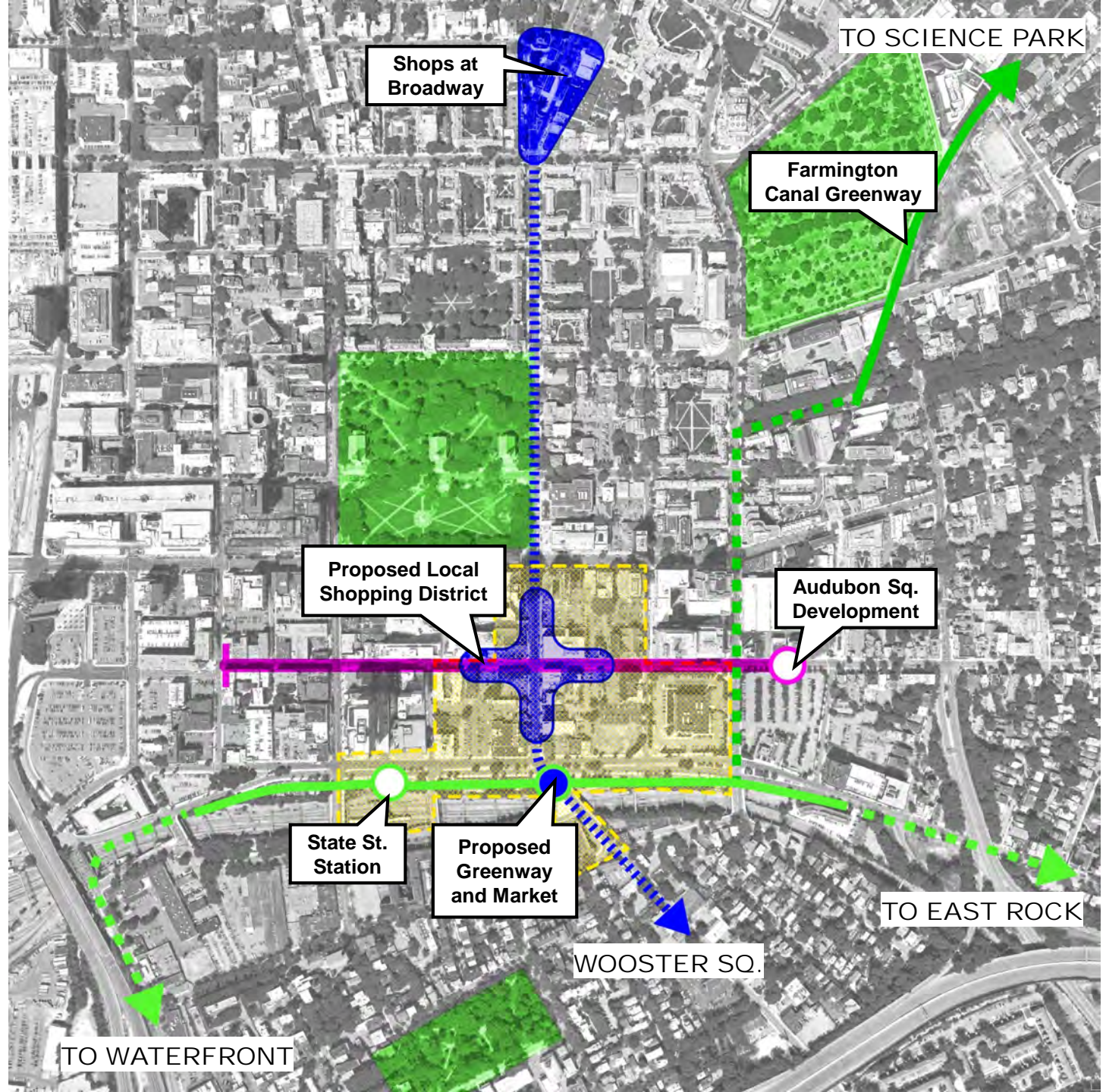
Goals

4. Maximize Development Potential

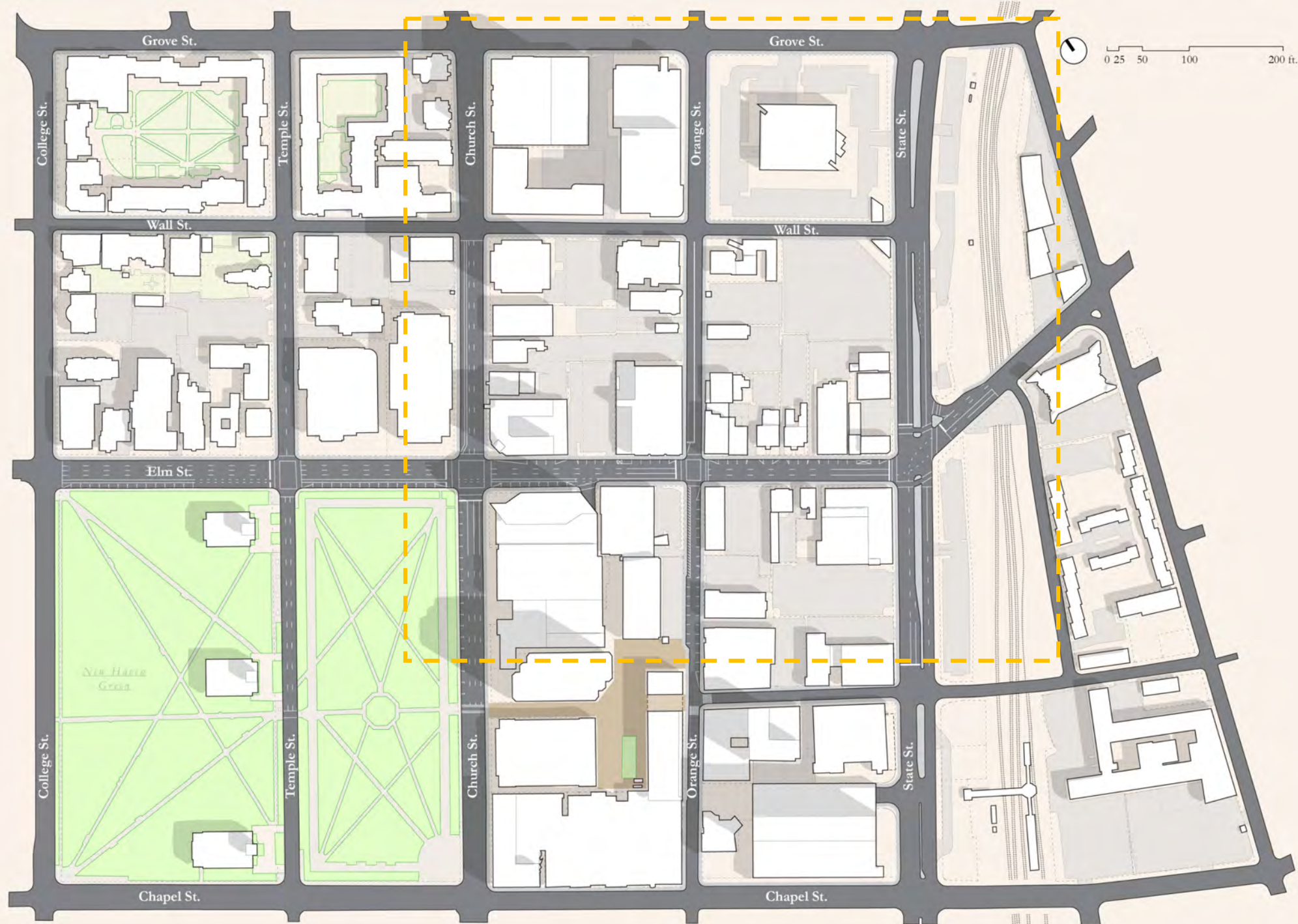
- Rationalize and consolidate parking into central structures to increase efficiency of block structure and allow for small lots to be redeveloped without parking requirements
- Maximize flexibility of development options
- Increase density consistent with vision of downtown as a 24-hr neighborhood



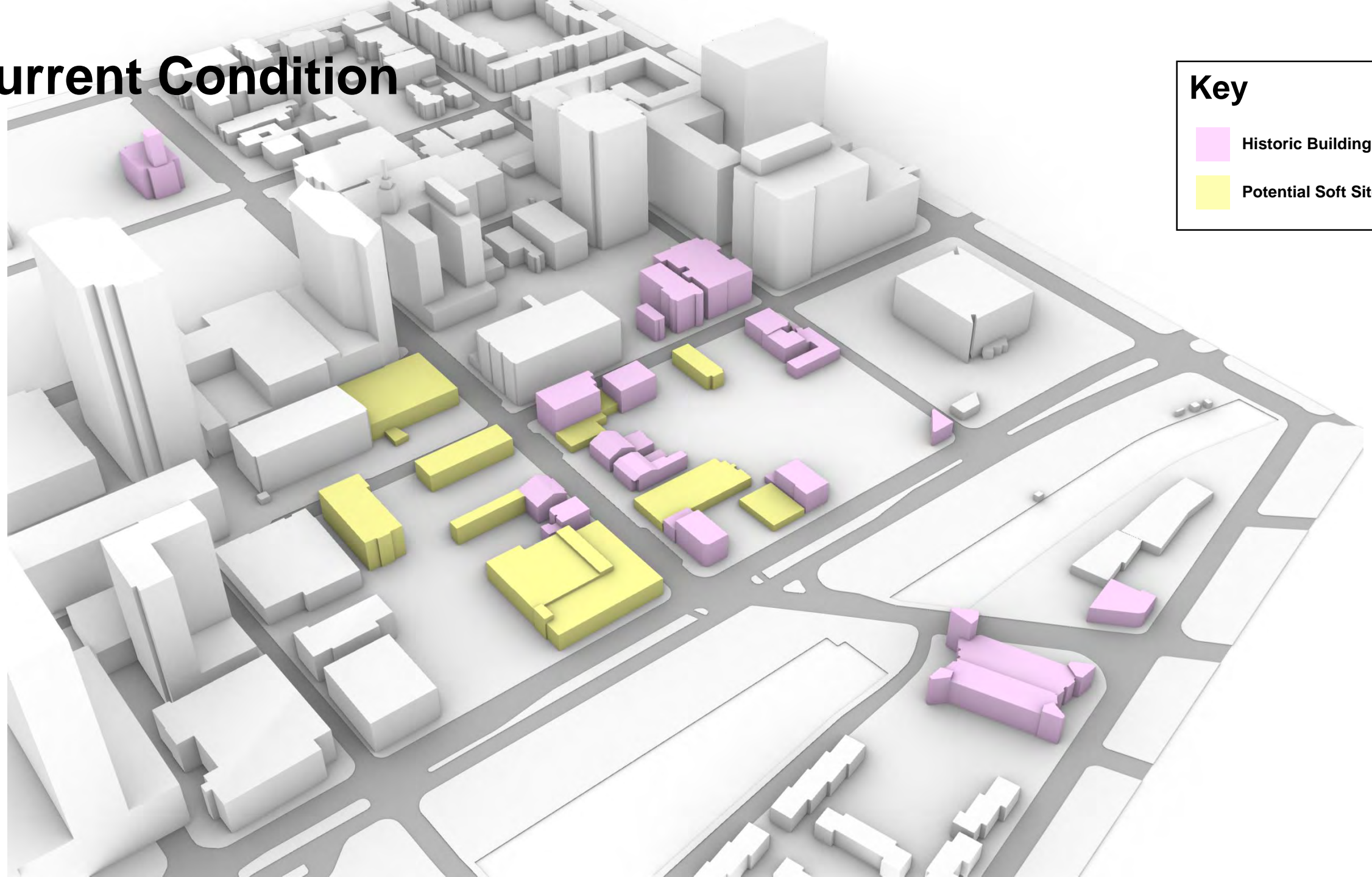
Big Picture Connections



Current Condition: Study Area



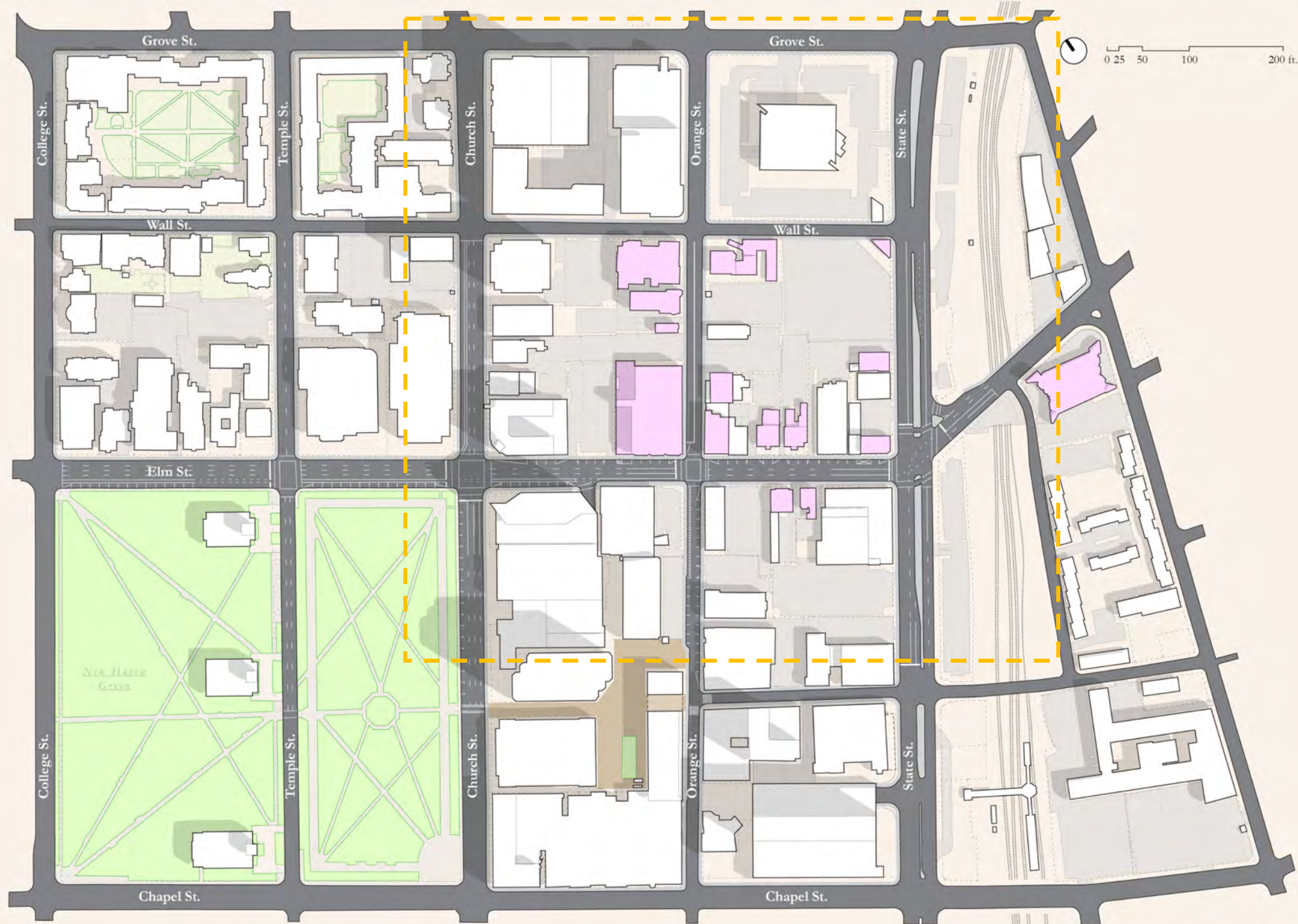
Current Condition



Key

- Historic Buildings
- Potential Soft Sites

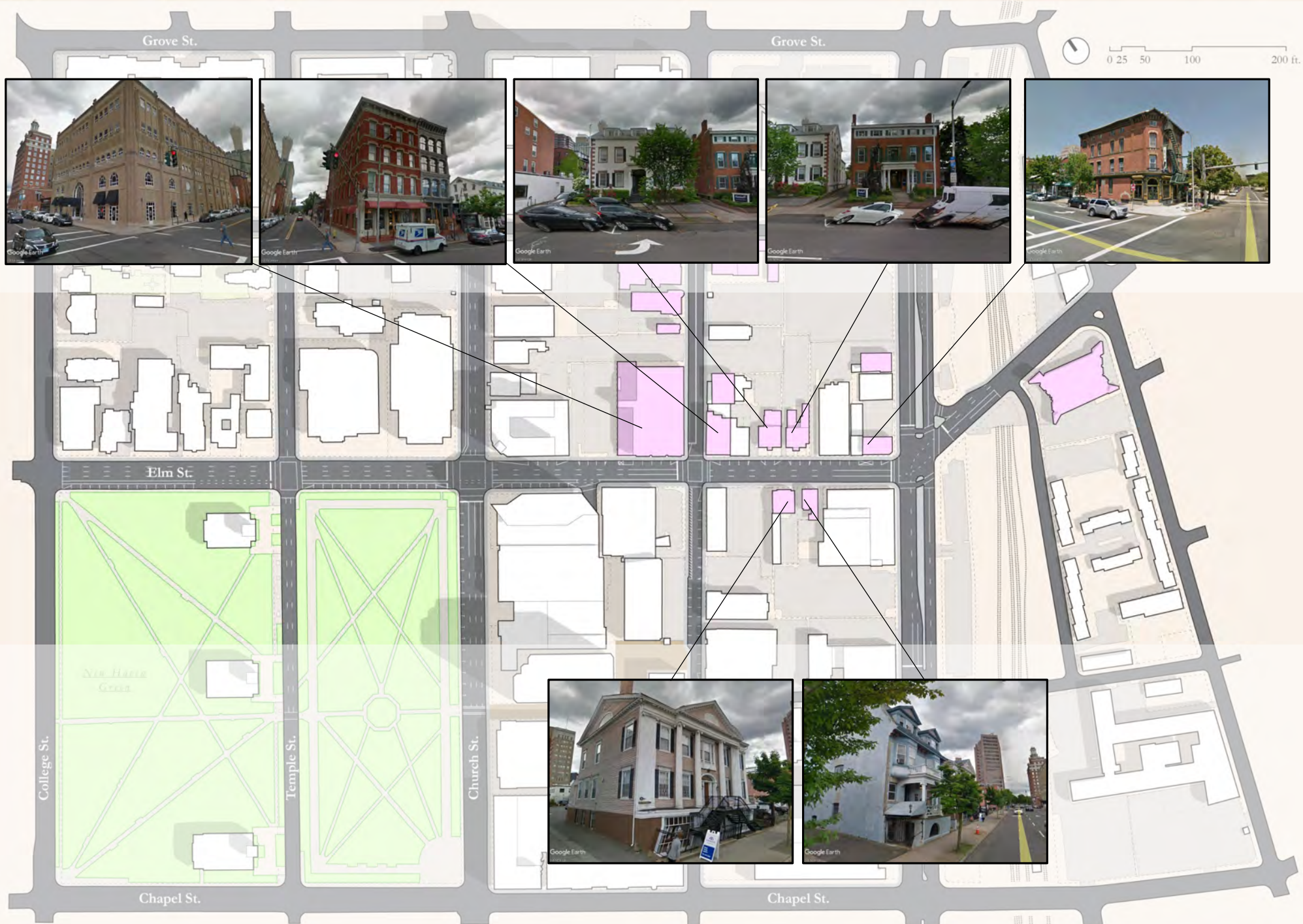
Current Condition: Historic Buildings



Key

 Historic Buildings

Current Condition: Elm Street Historic Buildings



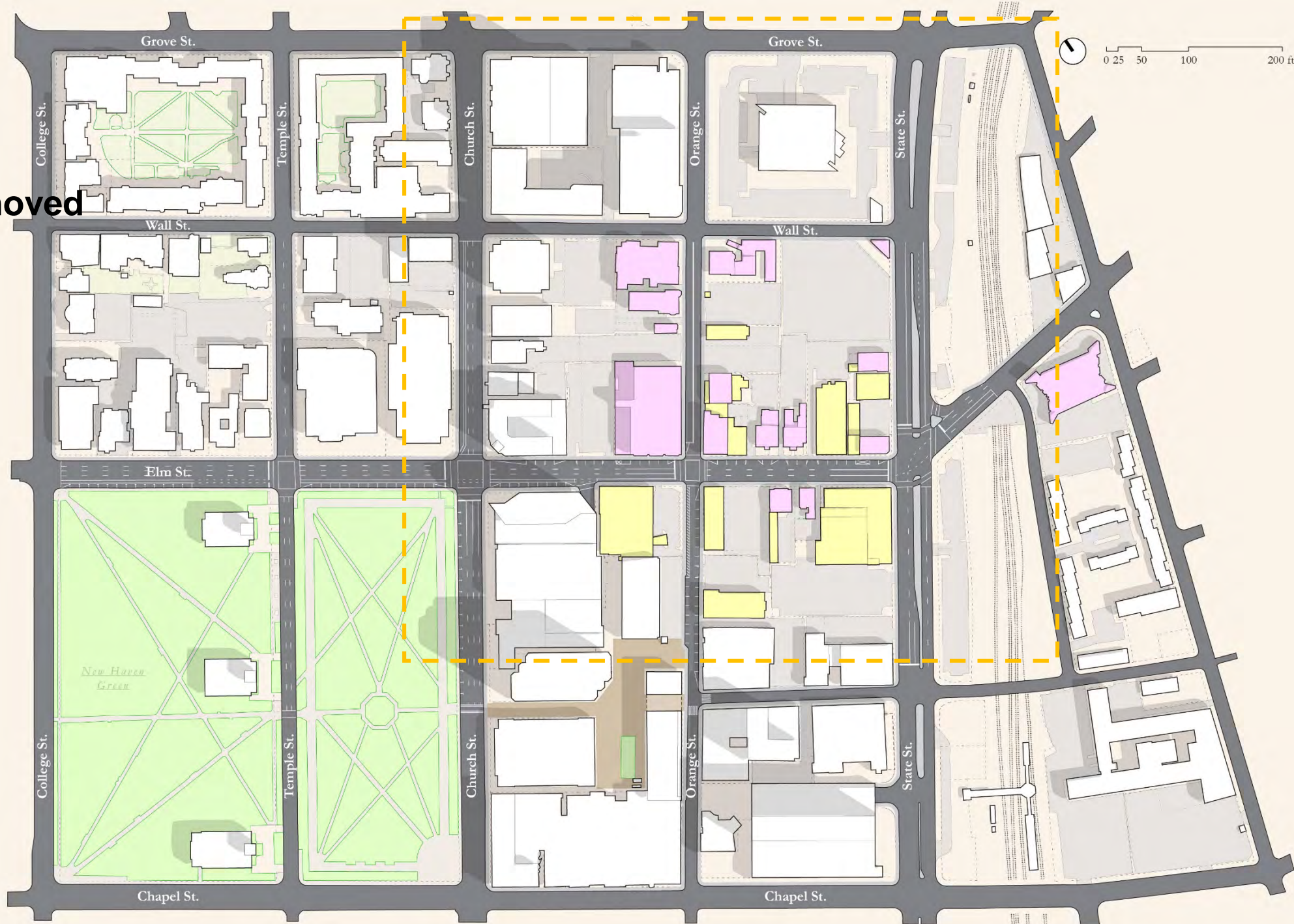
Key

 Historic Buildings

Current Condition:

Historic Buildings

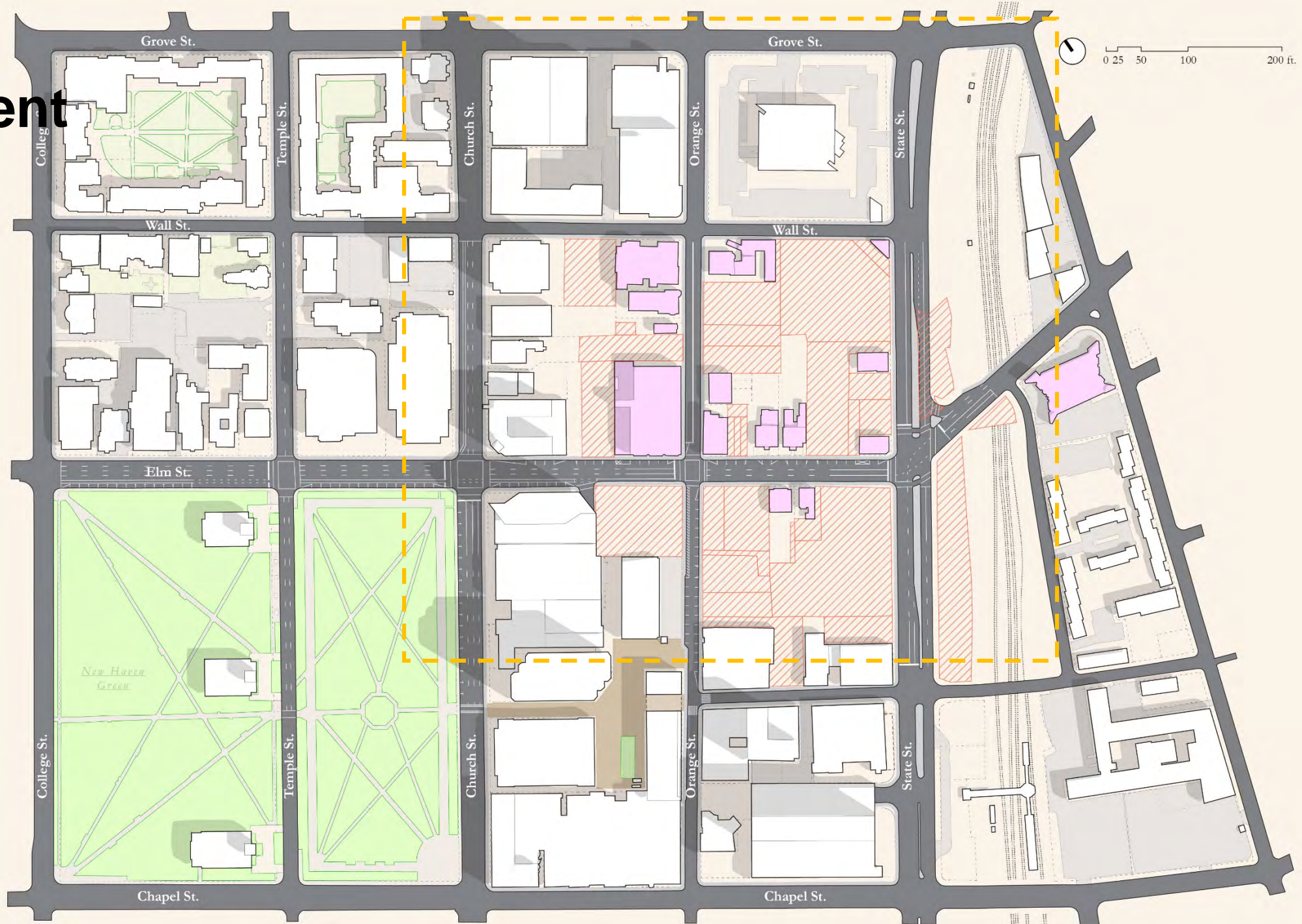
Buildings to be removed





Key

- Historic Buildings
- Potential Soft Sites

Potential Redevelopment Sites



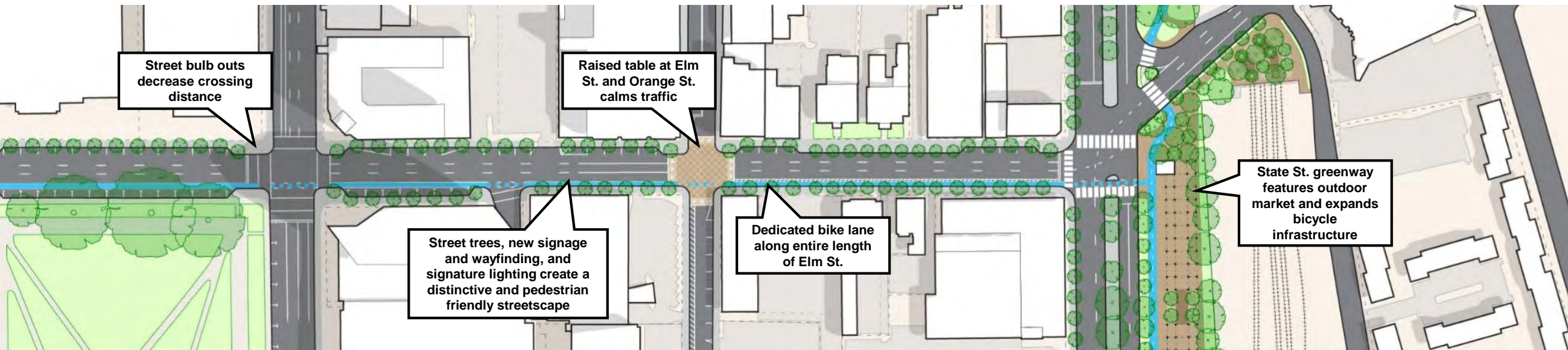
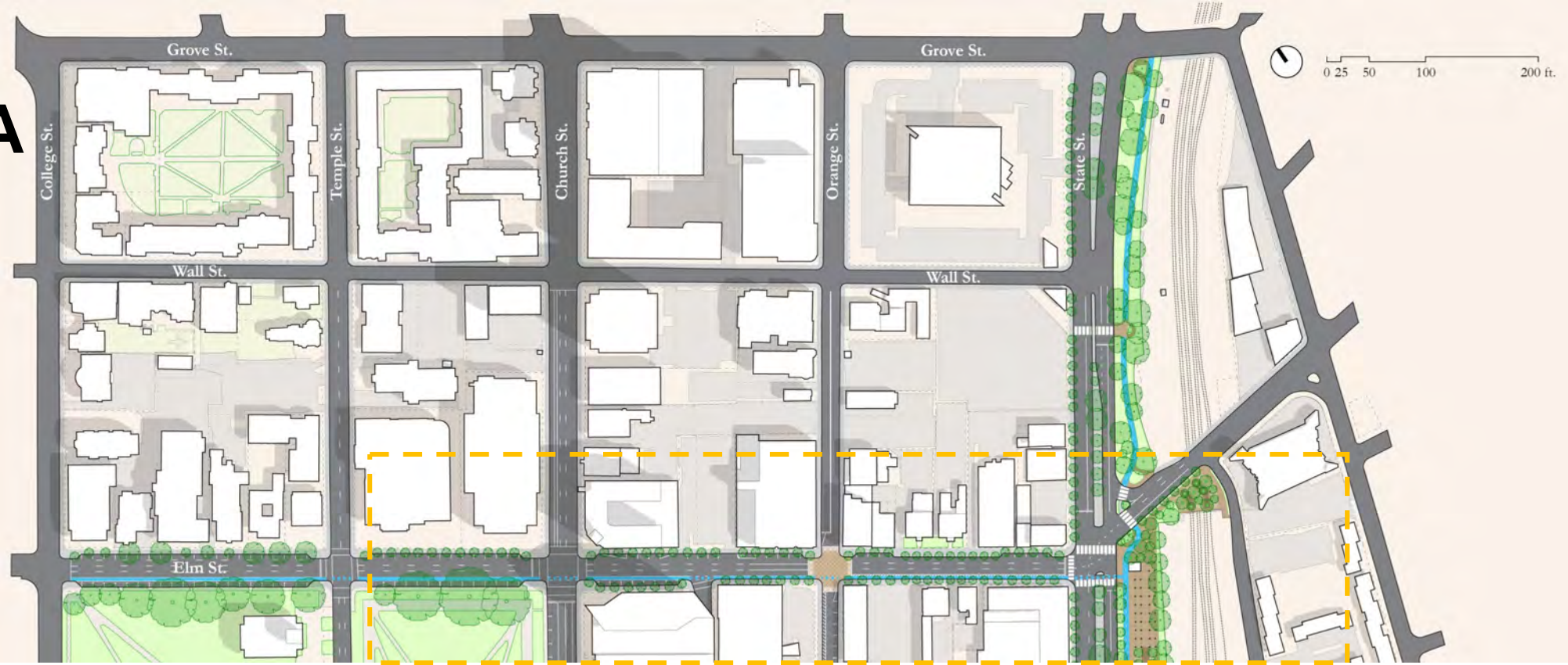
Key

-  Historic Buildings
-  Development Sites

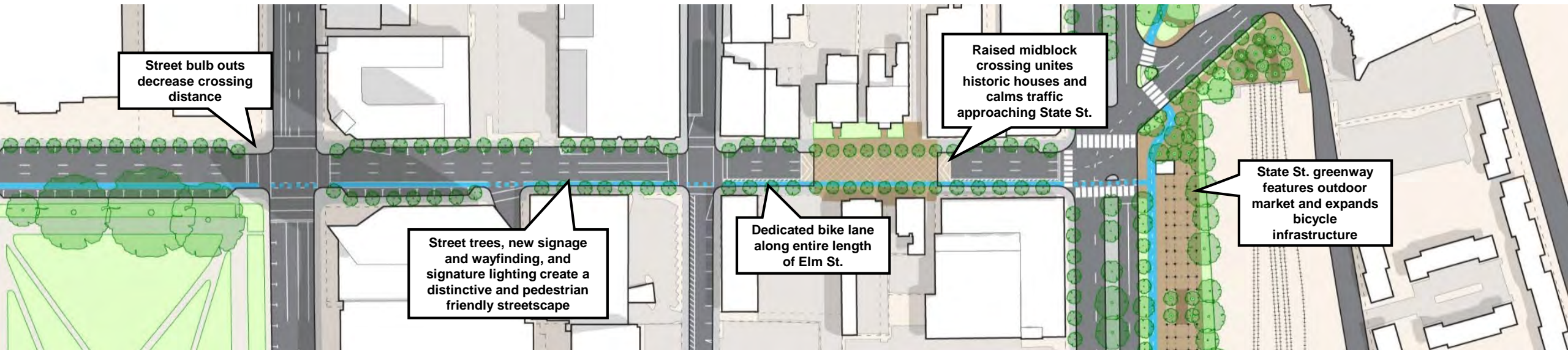
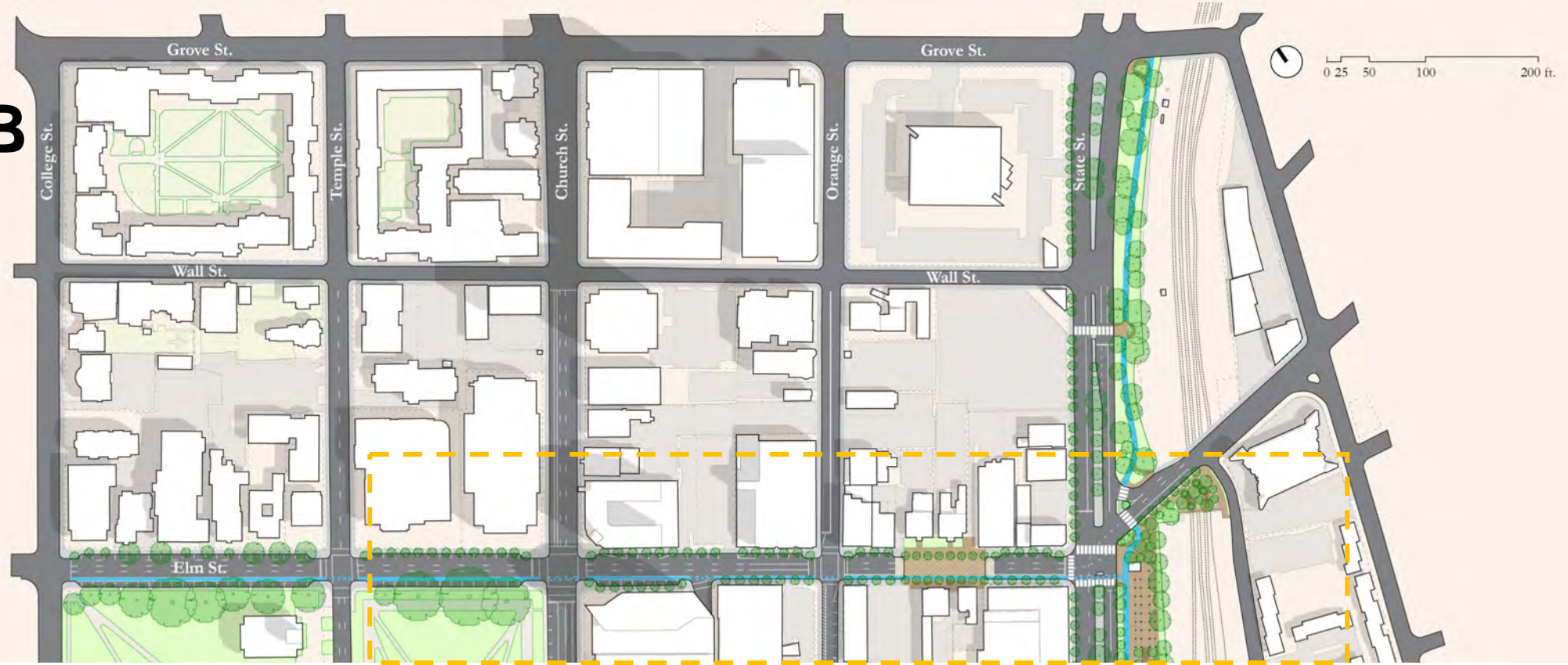
Potential Redevelopment Sites



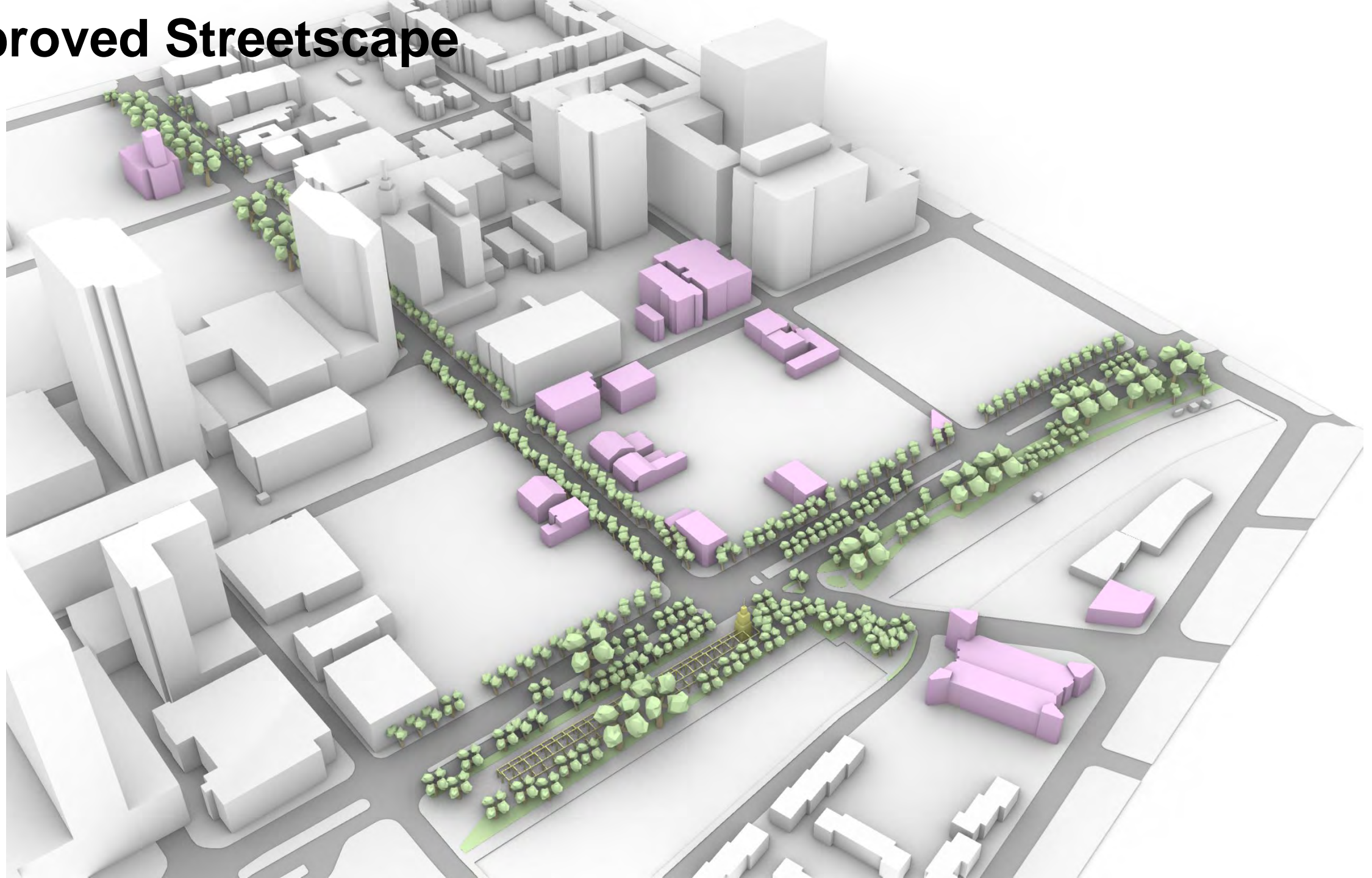
Improved Streetscape A



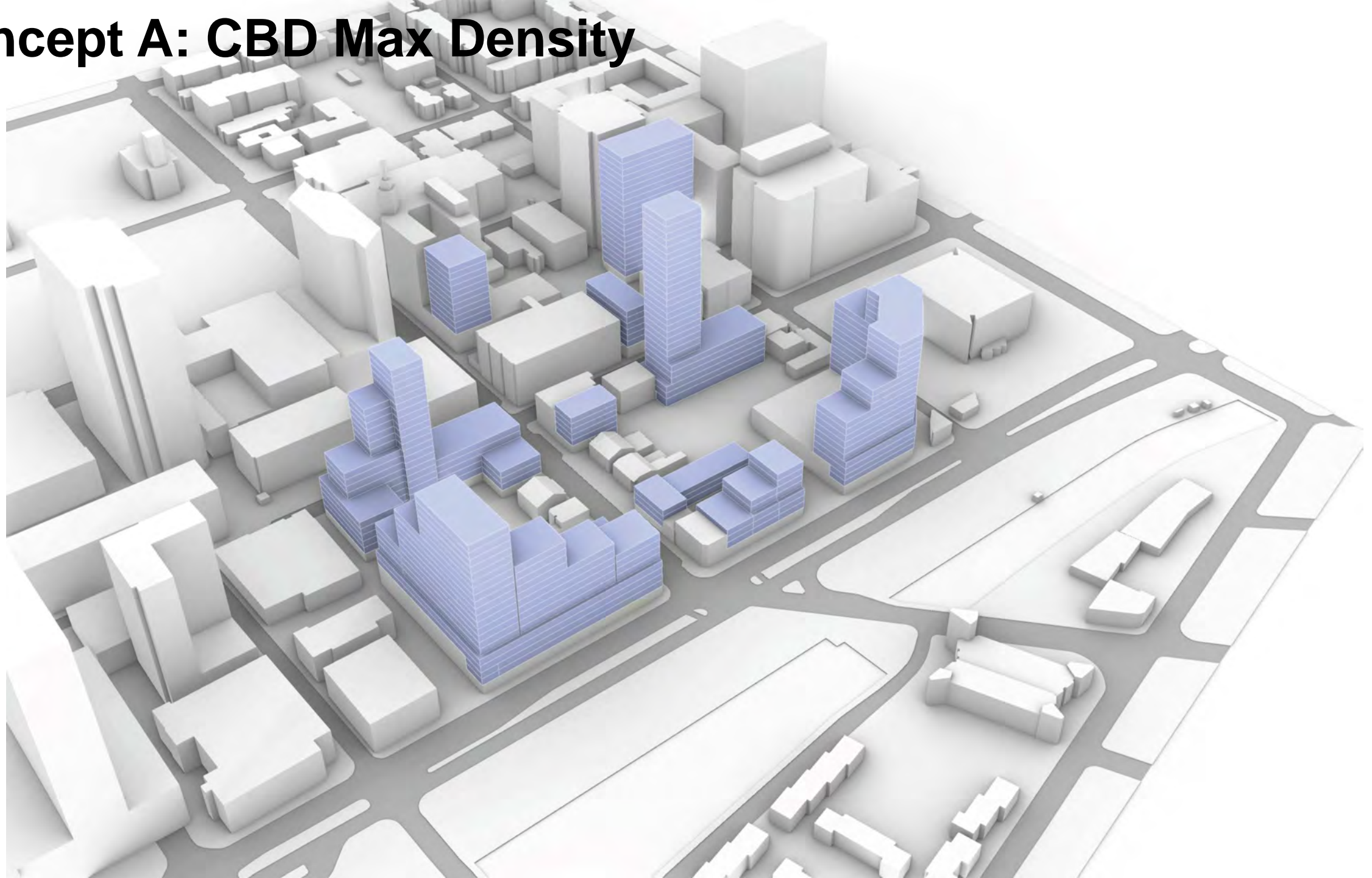
Improved Streetscape B



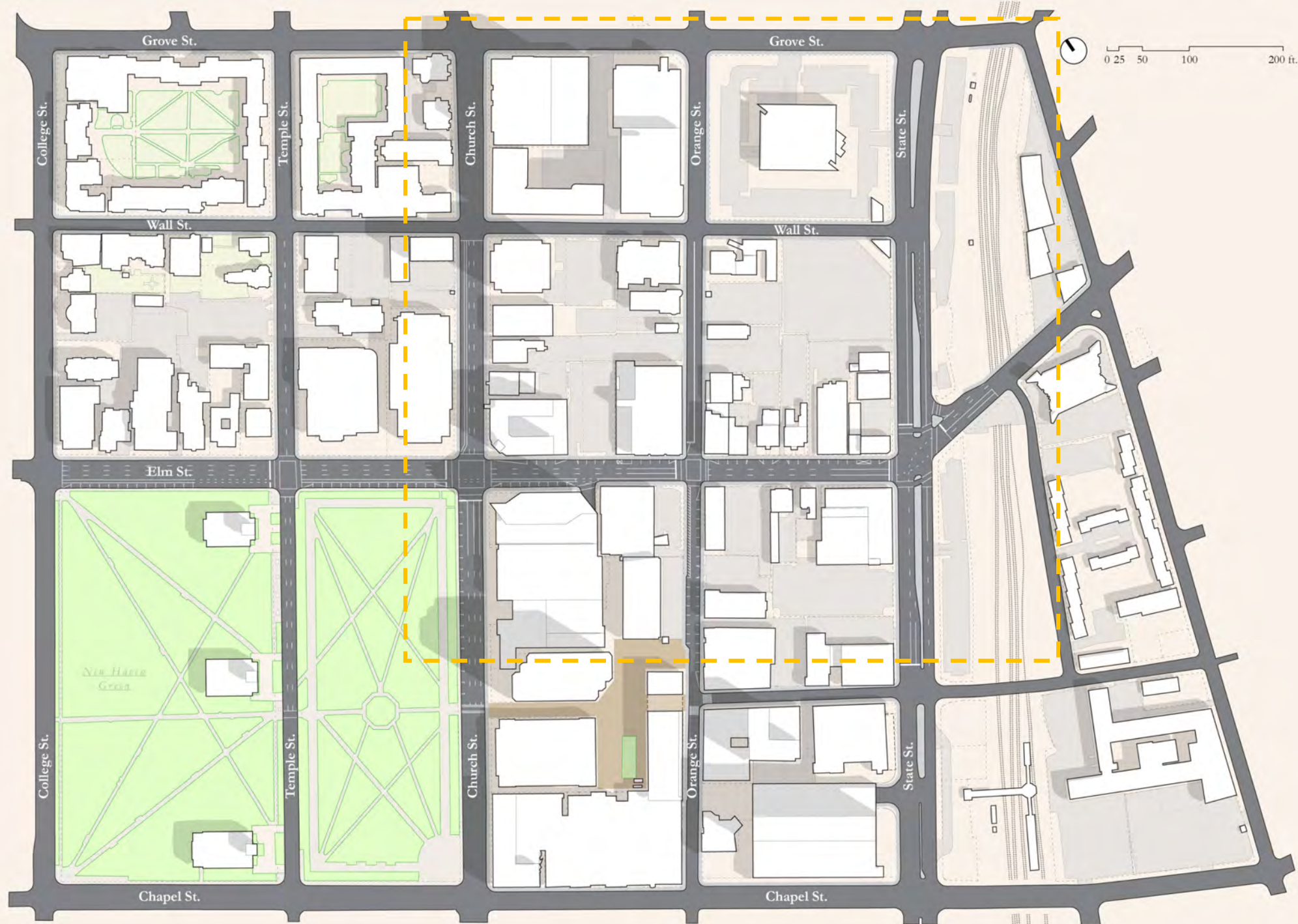
Improved Streetscape



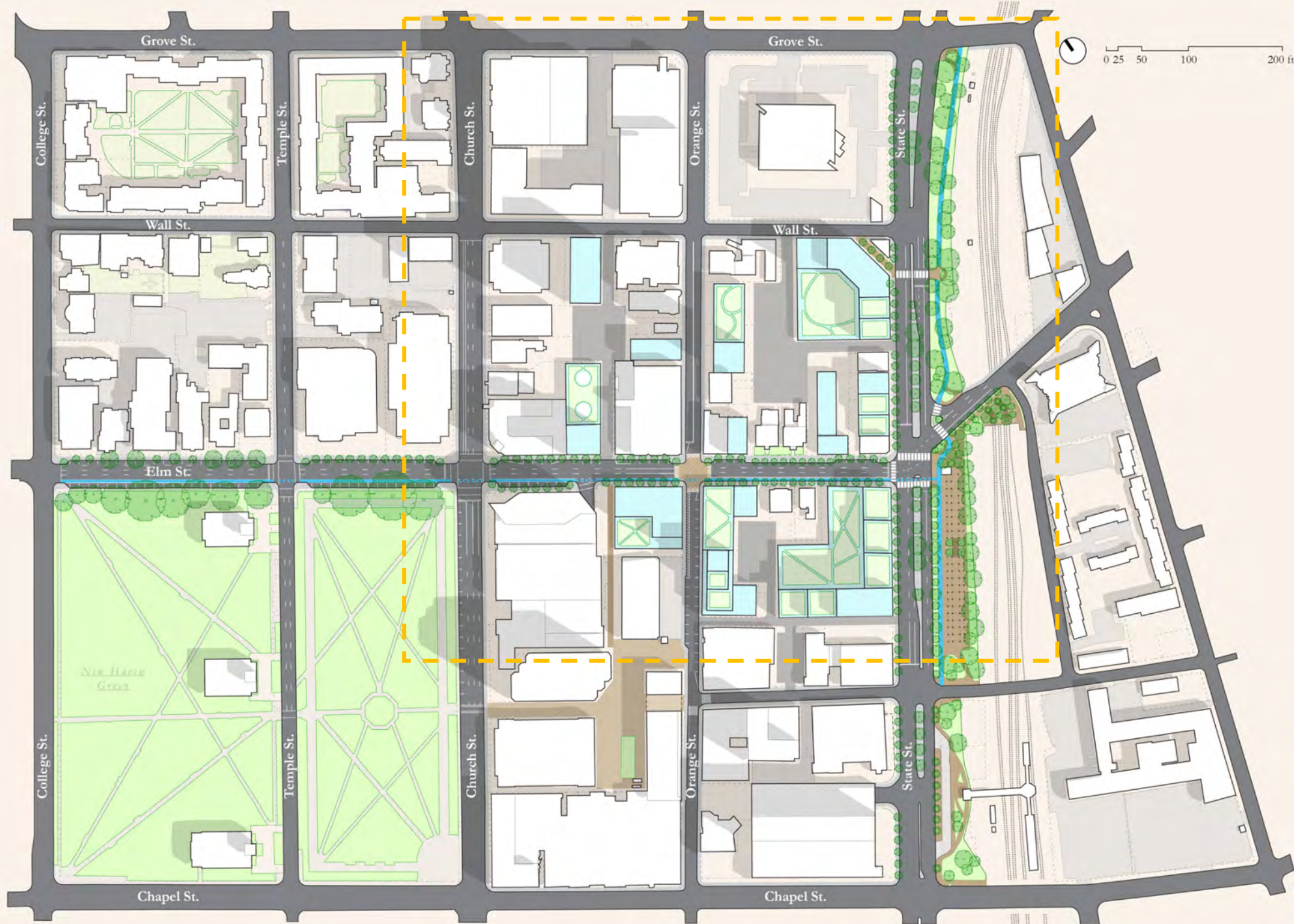
Concept A: CBD Max Density



Current Condition: Study Area



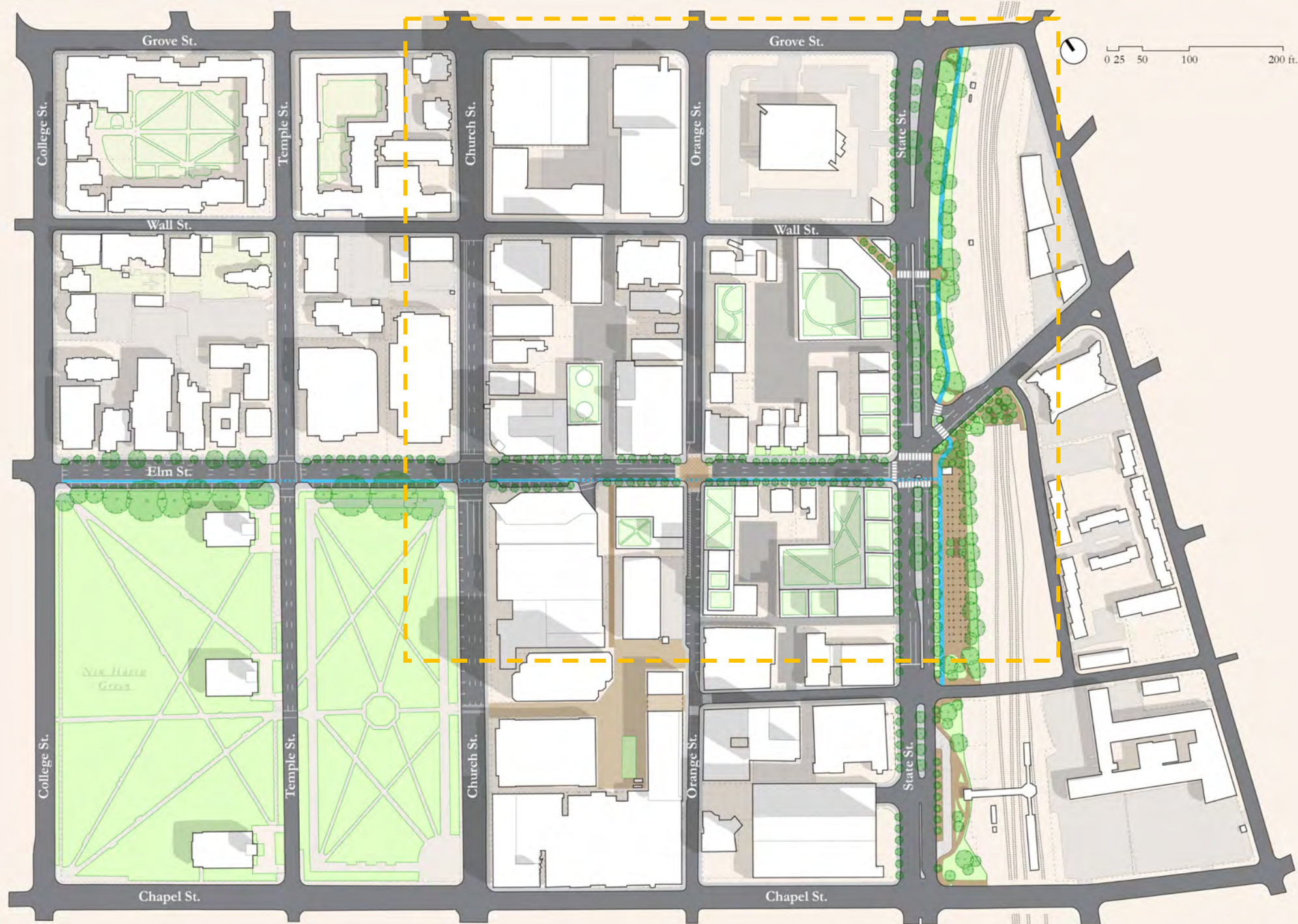
Concept A: CBD Max Density



Key





 New Buildings

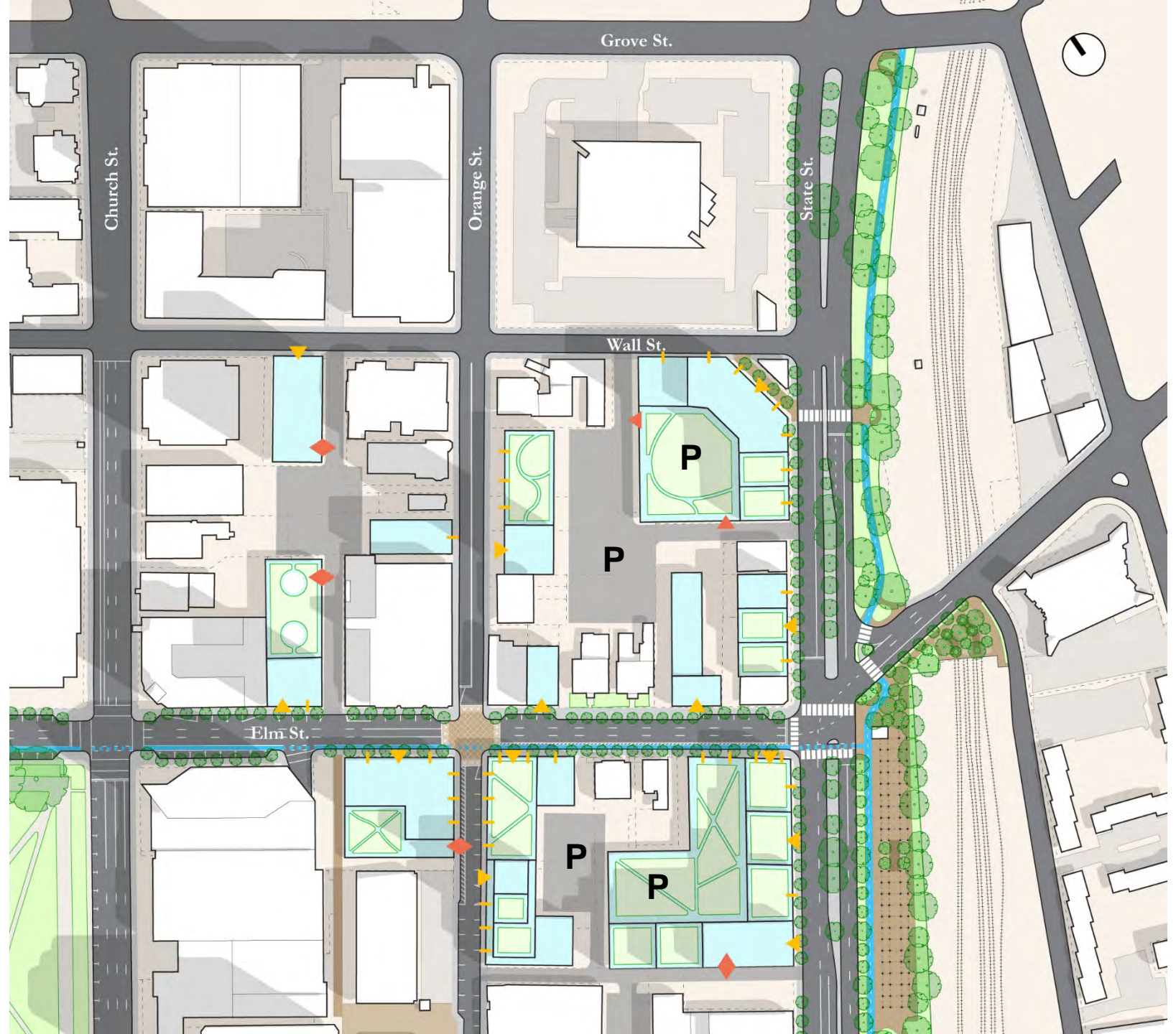
Concept A: CBD Max Density



Concept A: Pedestrian and Vehicle Entrances

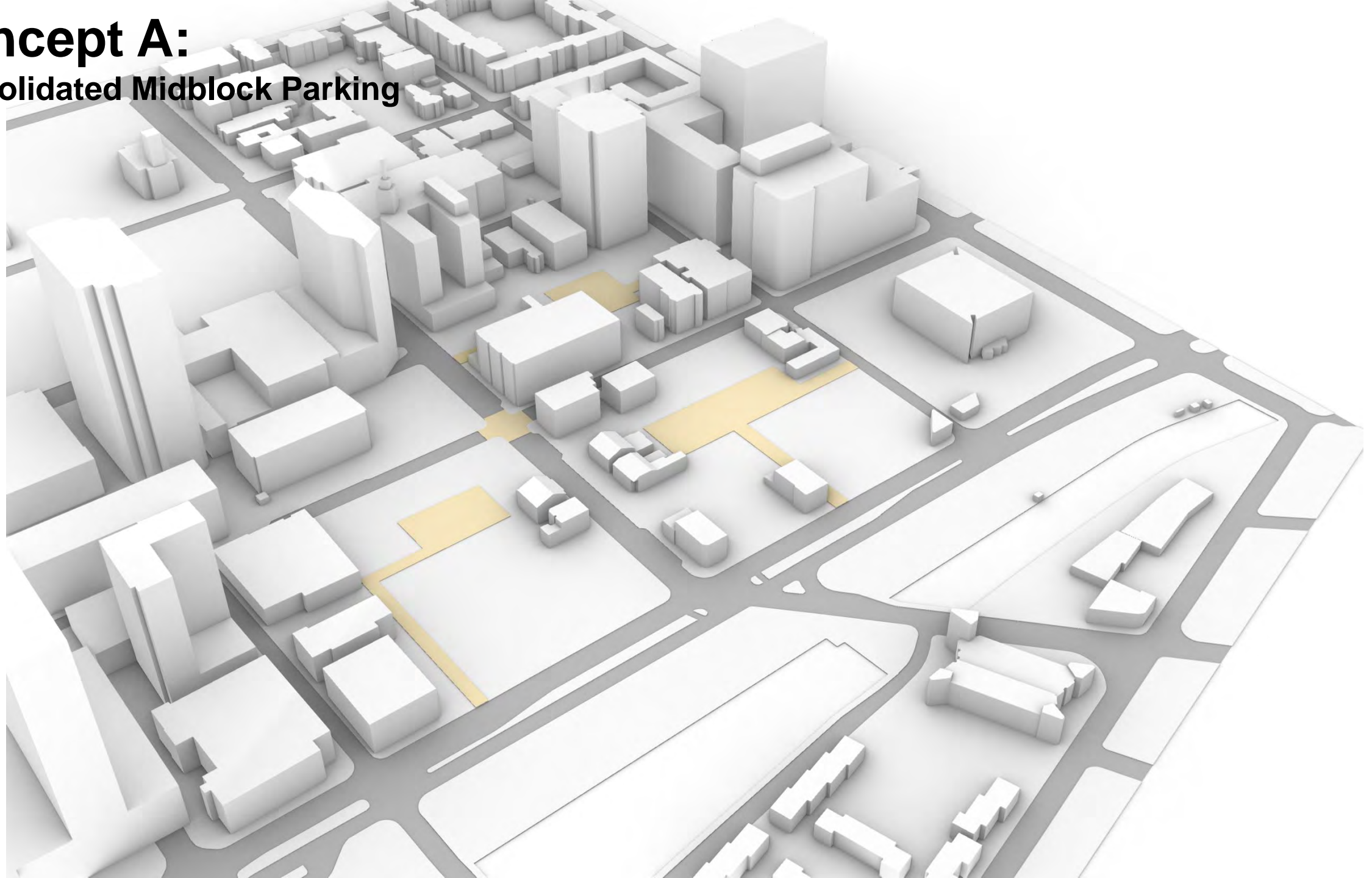
Key

-  New Buildings
-  Vehicle Entrance
-  Pedestrian Lobby Entrance
-  Pedestrian Commercial Entrance

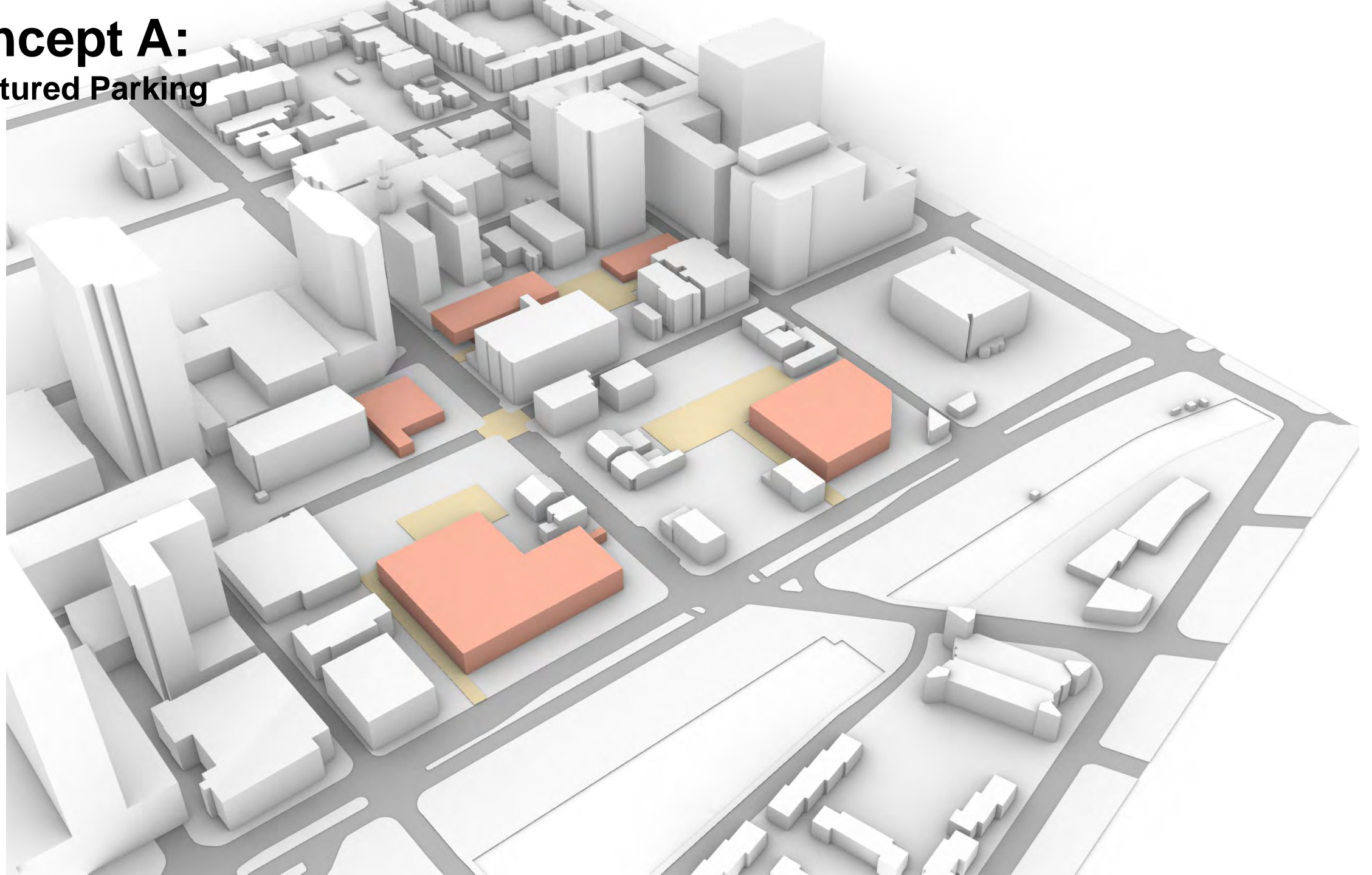


Concept A:

Consolidated Midblock Parking

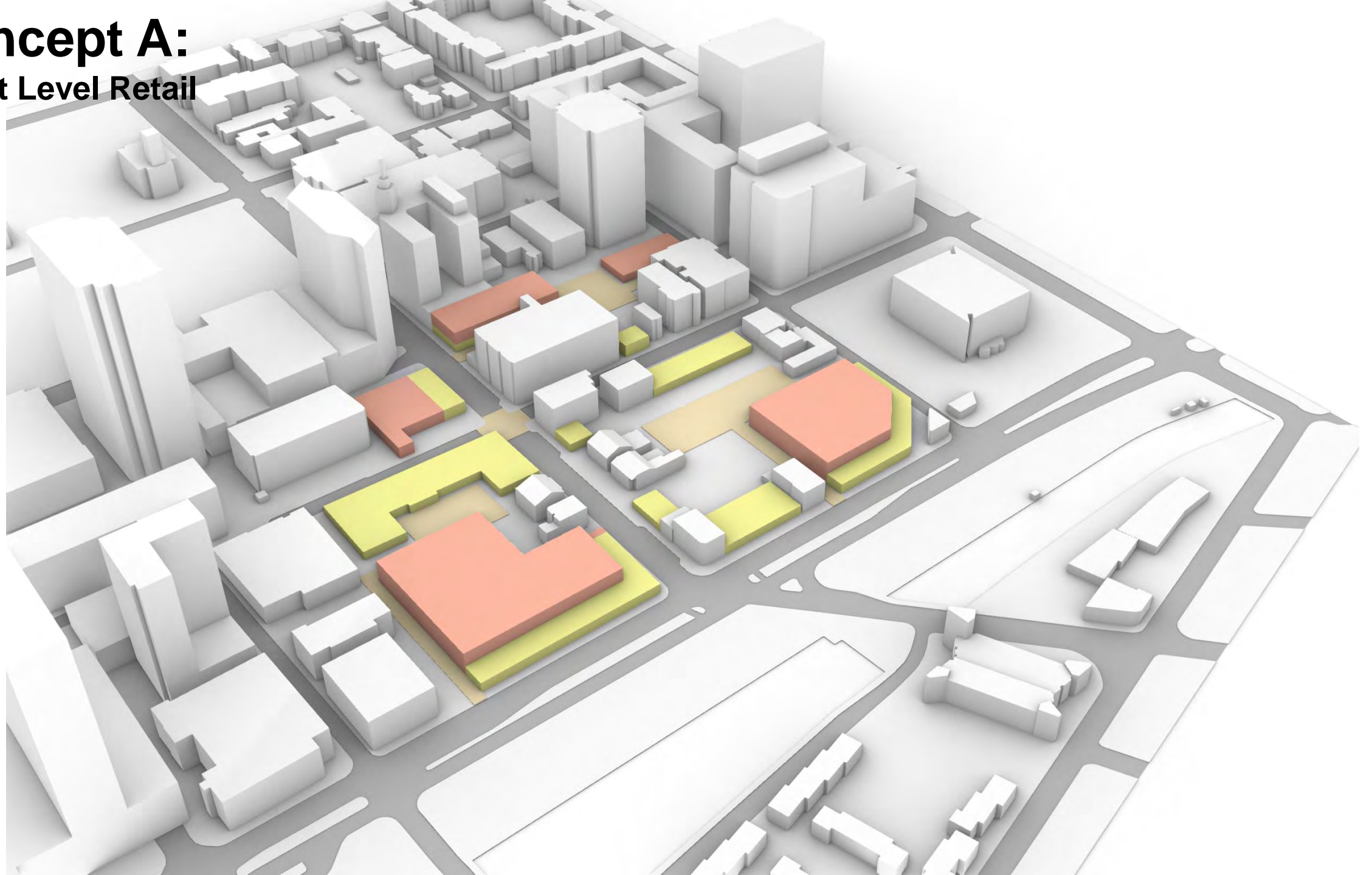


Concept A: Structured Parking



Concept A:

Street Level Retail



Concept A:

Residential &
Streetscape Improvements



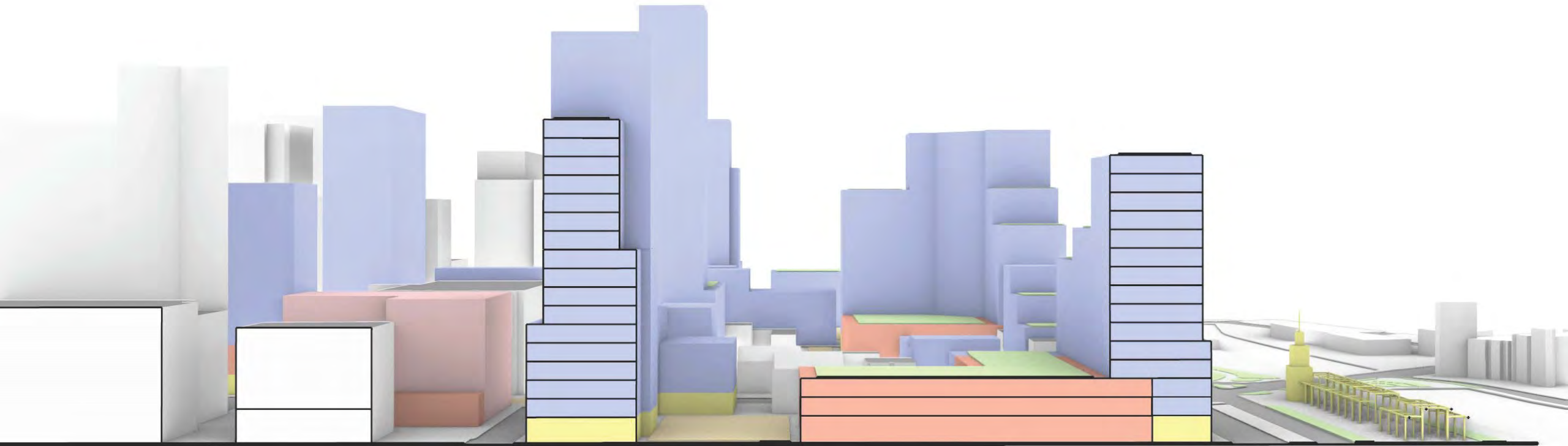
Concept A: Development Totals



Option	Building	Footprint (sq/ft)	Floors	Parking (sq/ft)	Apartments (sq/ft)	Lofts (sq/ft)	Town Houses (units)	Retail (sq/ft)	Hotel (sq/ft)
A	1	9,100	21	9,100	182,000	-	-	-	-
	2	14,270	14	40,278	51,425	-	-	2,532	-
	3	4,860	8	-	-	35,640	-	1,620	-
	4	13,610	28	-	141,530	-	-	8,866	-
	5	3,254	6	-	-	17,900	-	1,627	-
	6	8,033	4	-	-	24,100	-	2,582	-
	7	8,775	8	-	42,255	-	-	8,775	-
	8	39,344	19	87,569	285,461	-	-	10,217	-
	9	54,100	21	124,191	323,210	-	-	12,695	-
	10	24,358	22	-	185,485	-	-	24,358	-
	11	19,000	8	22,464	-	-	-	3,888	72,192
Total	-	198,704	-	283,602	1,211,366	77,640	0	77,160	72,192

Concept A:

E-W Section



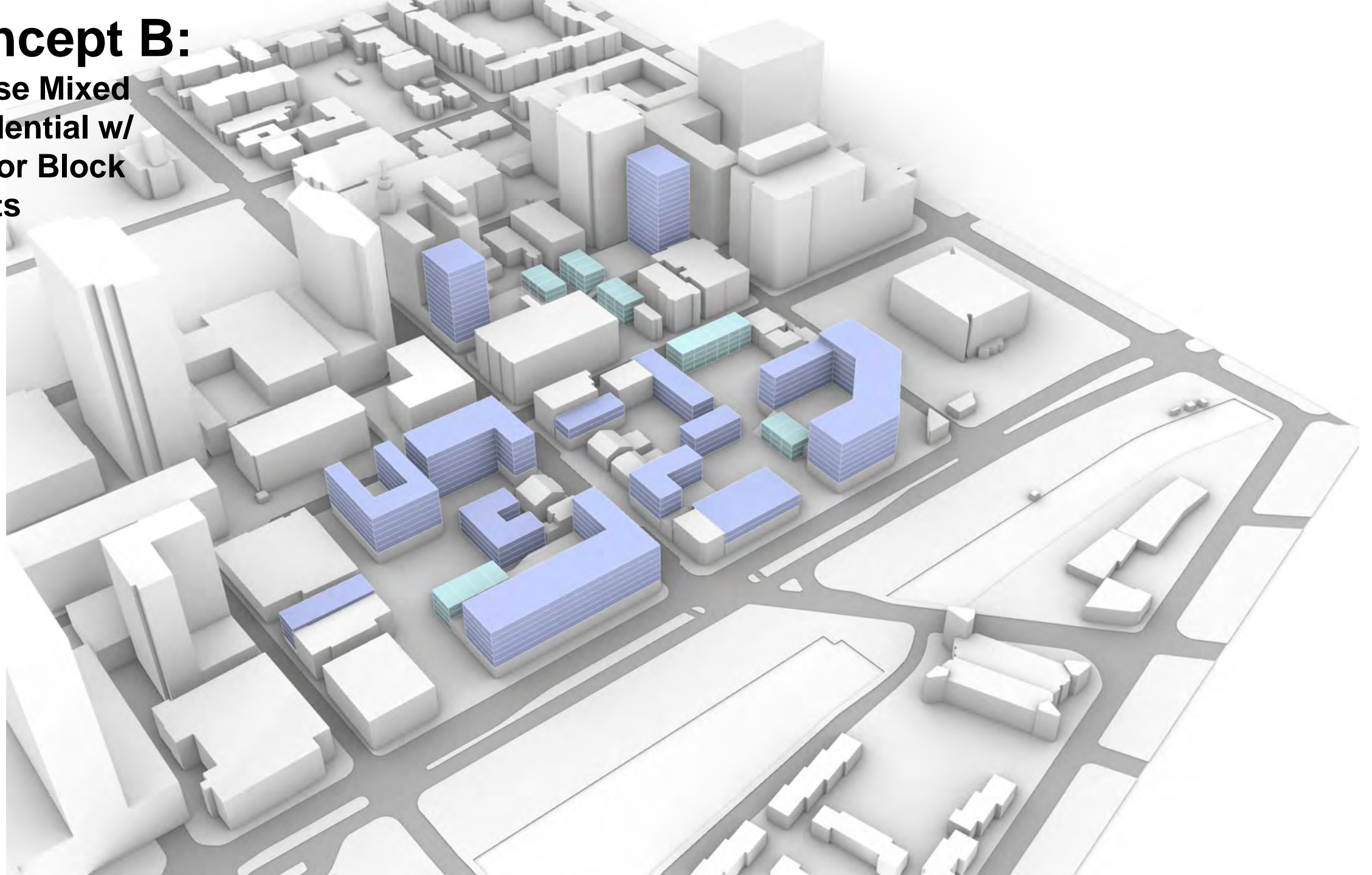
Concept A:

N-S Section

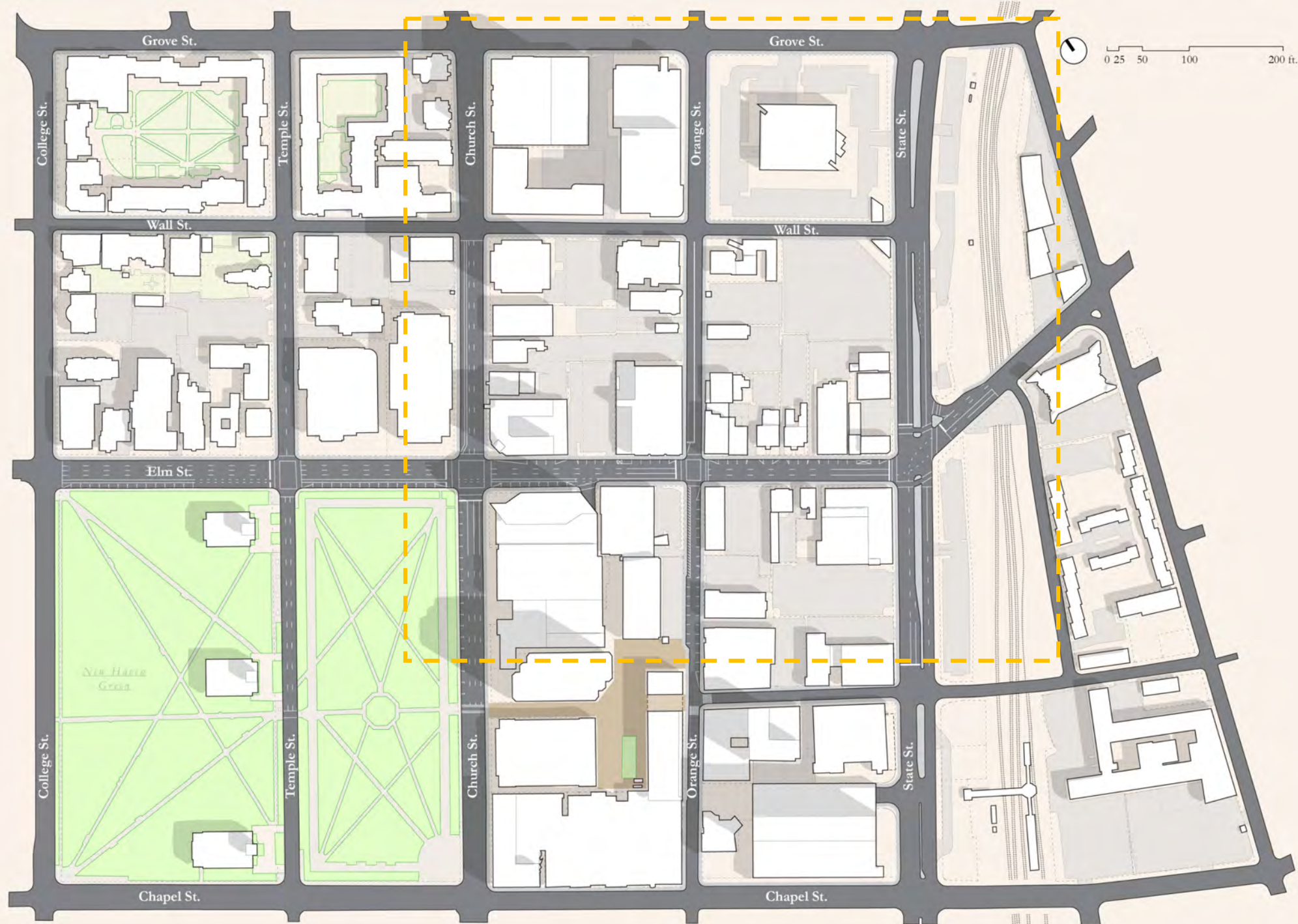


Concept B:

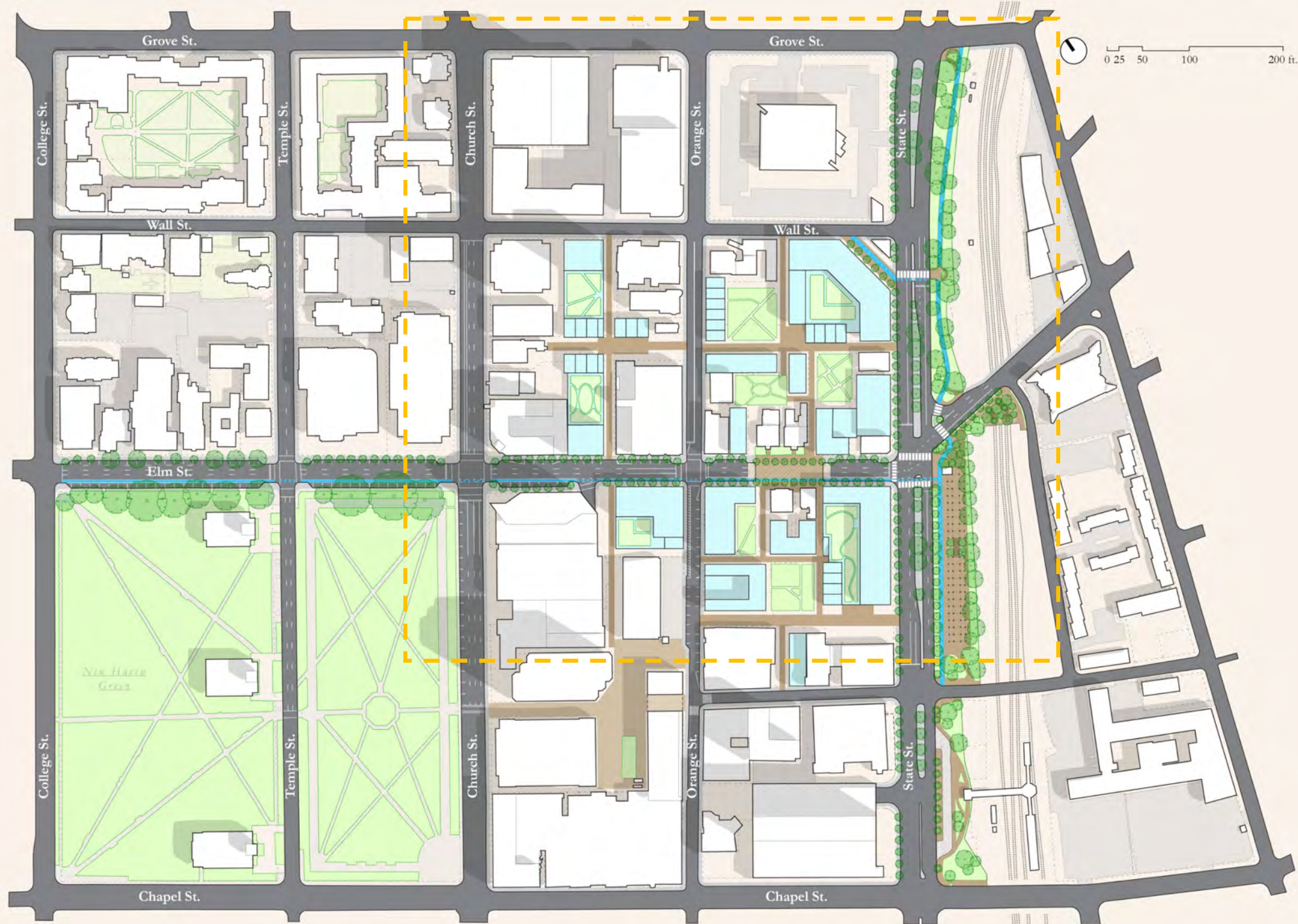
Midrise Mixed
Residential w/
Interior Block
Courts



Current Condition: Study Area



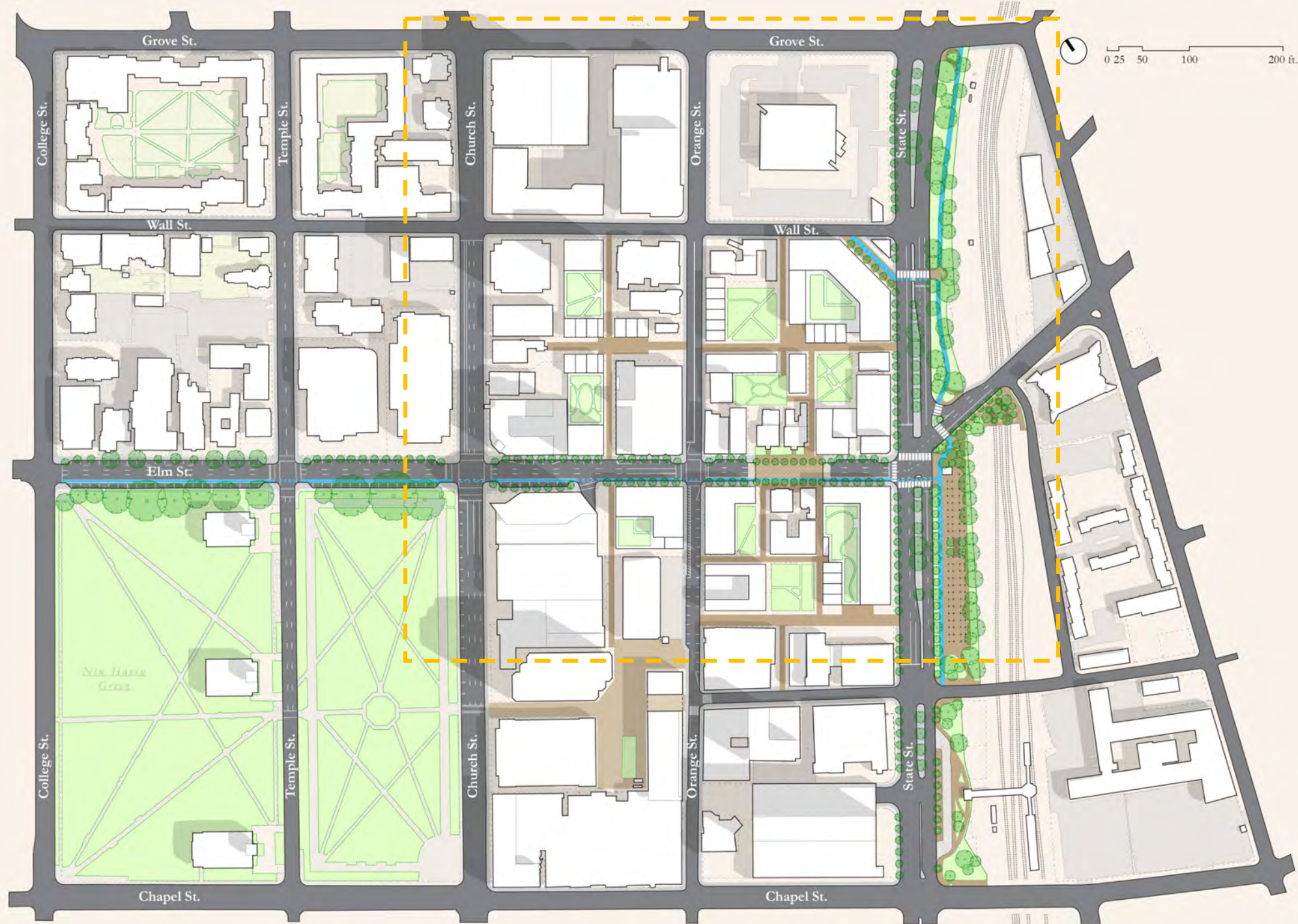
Concept B: Midrise Mixed Residential w/ Interior Block Courts



Key





 New Buildings

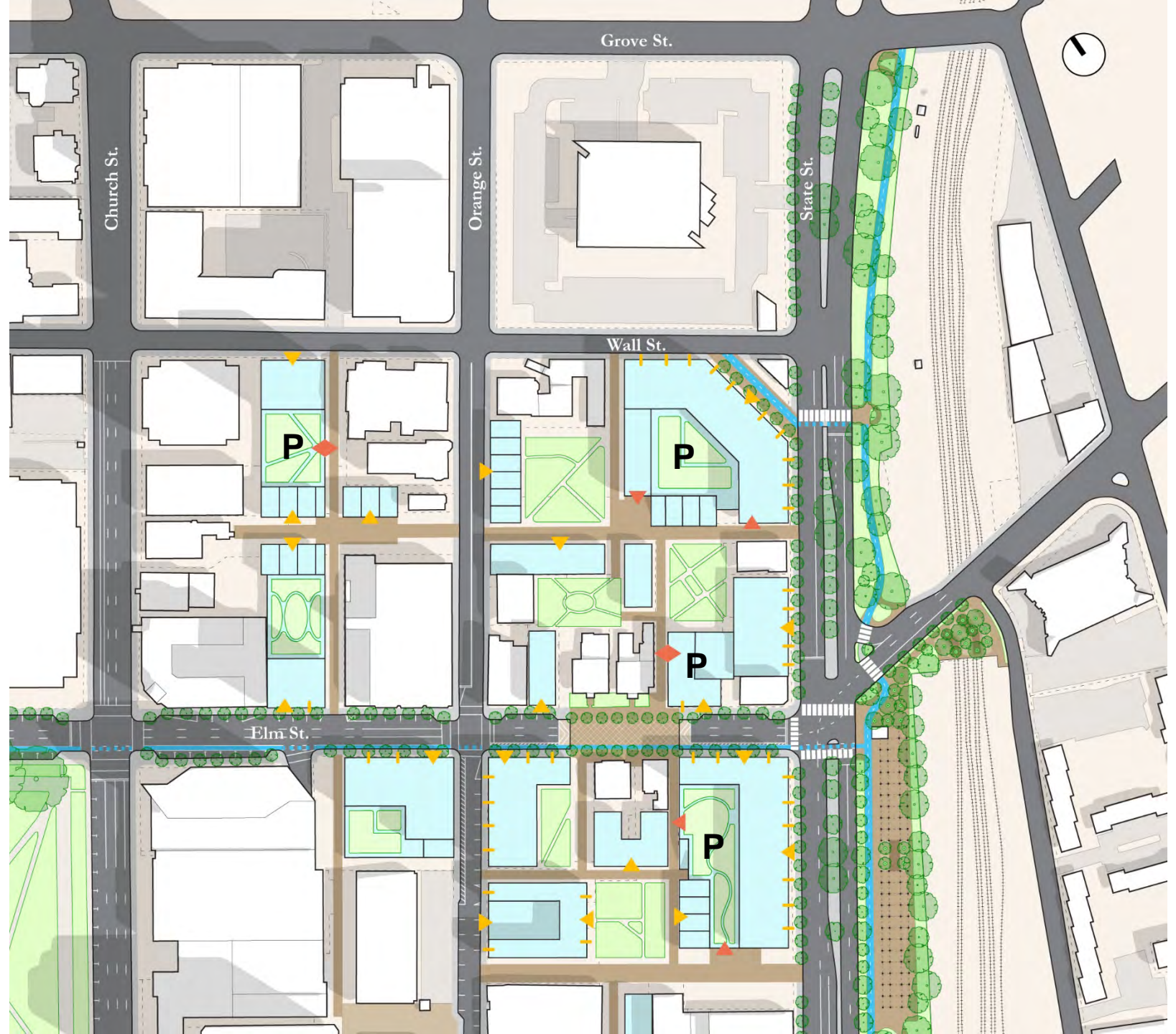
Concept B: Midrise Mixed Residential w/ Interior Block Courts



Concept B: Pedestrian and Vehicle Entrances

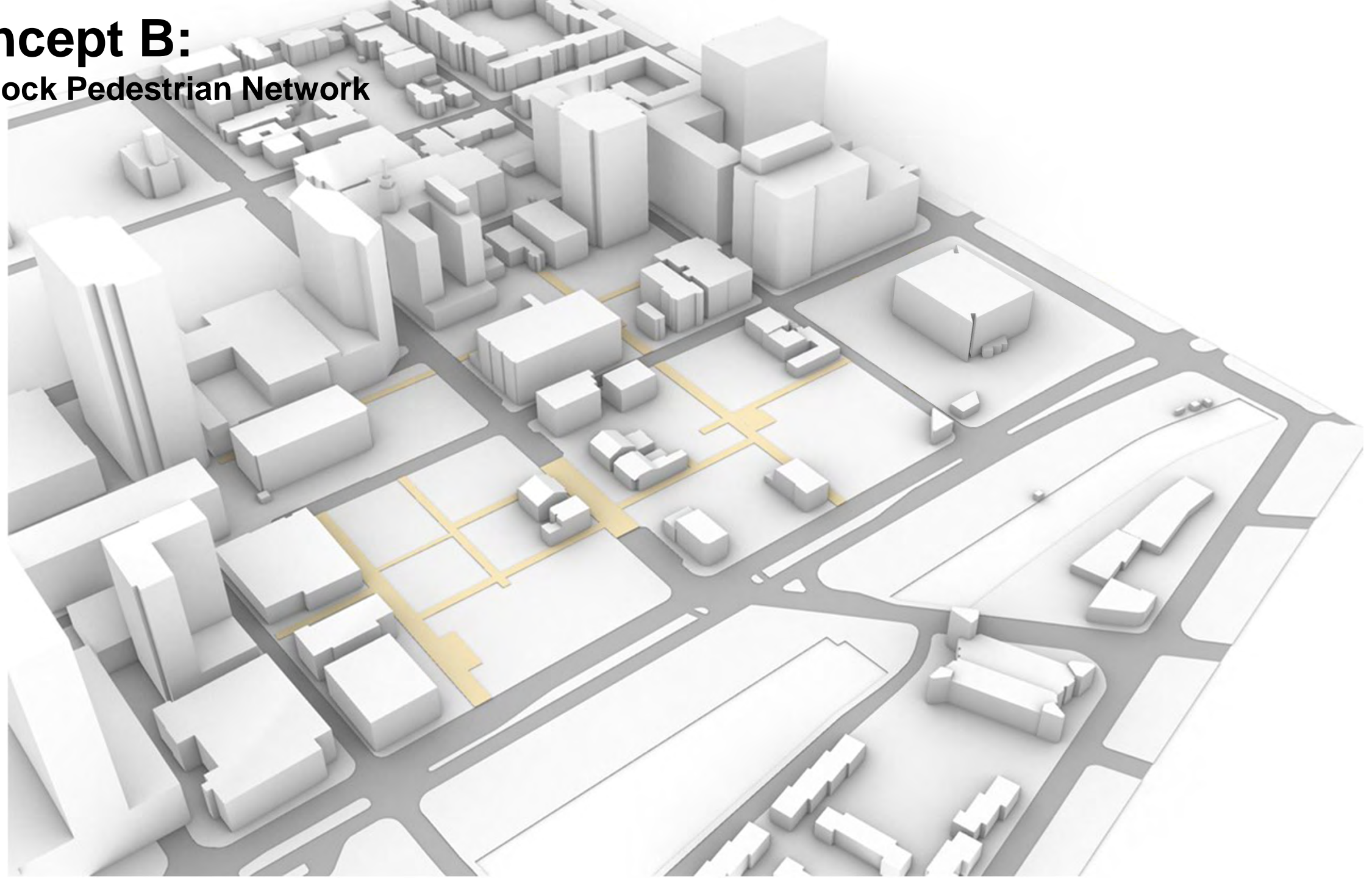
Key

-  New Buildings
-  Vehicle Entrance
-  Pedestrian Lobby Entrance
-  Pedestrian Commercial Entrance



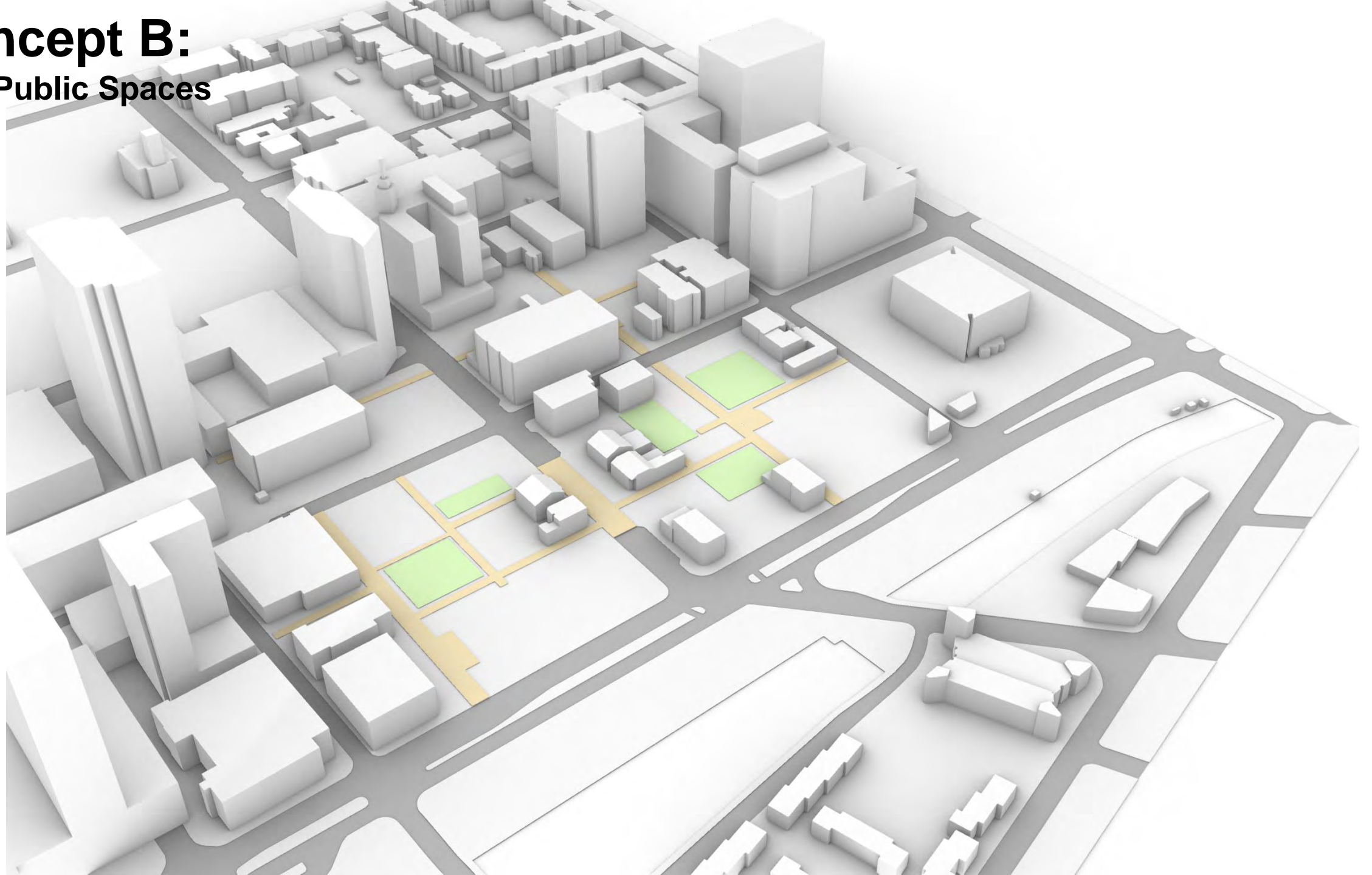
Concept B:

Midblock Pedestrian Network

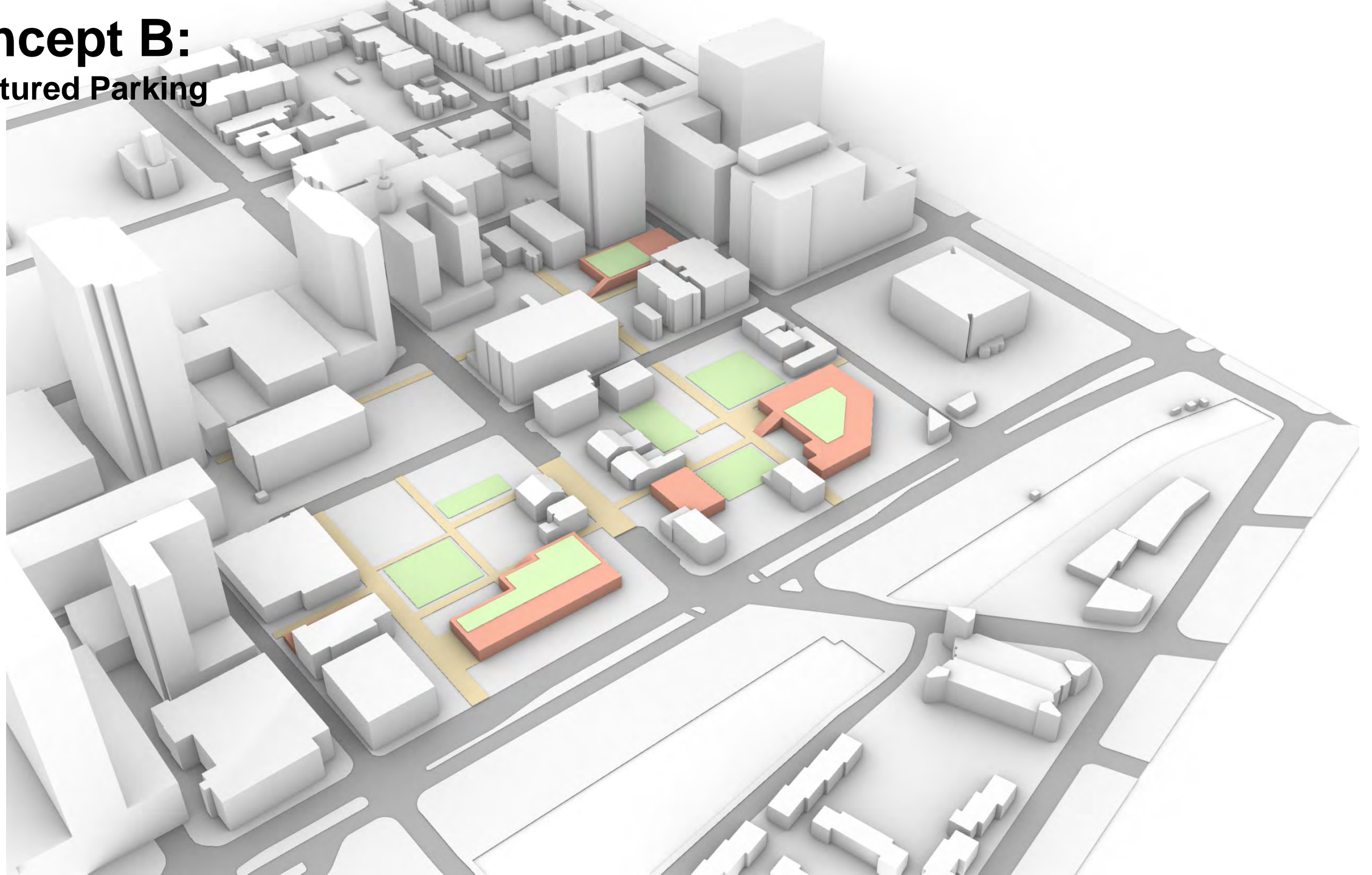


Concept B:

New Public Spaces

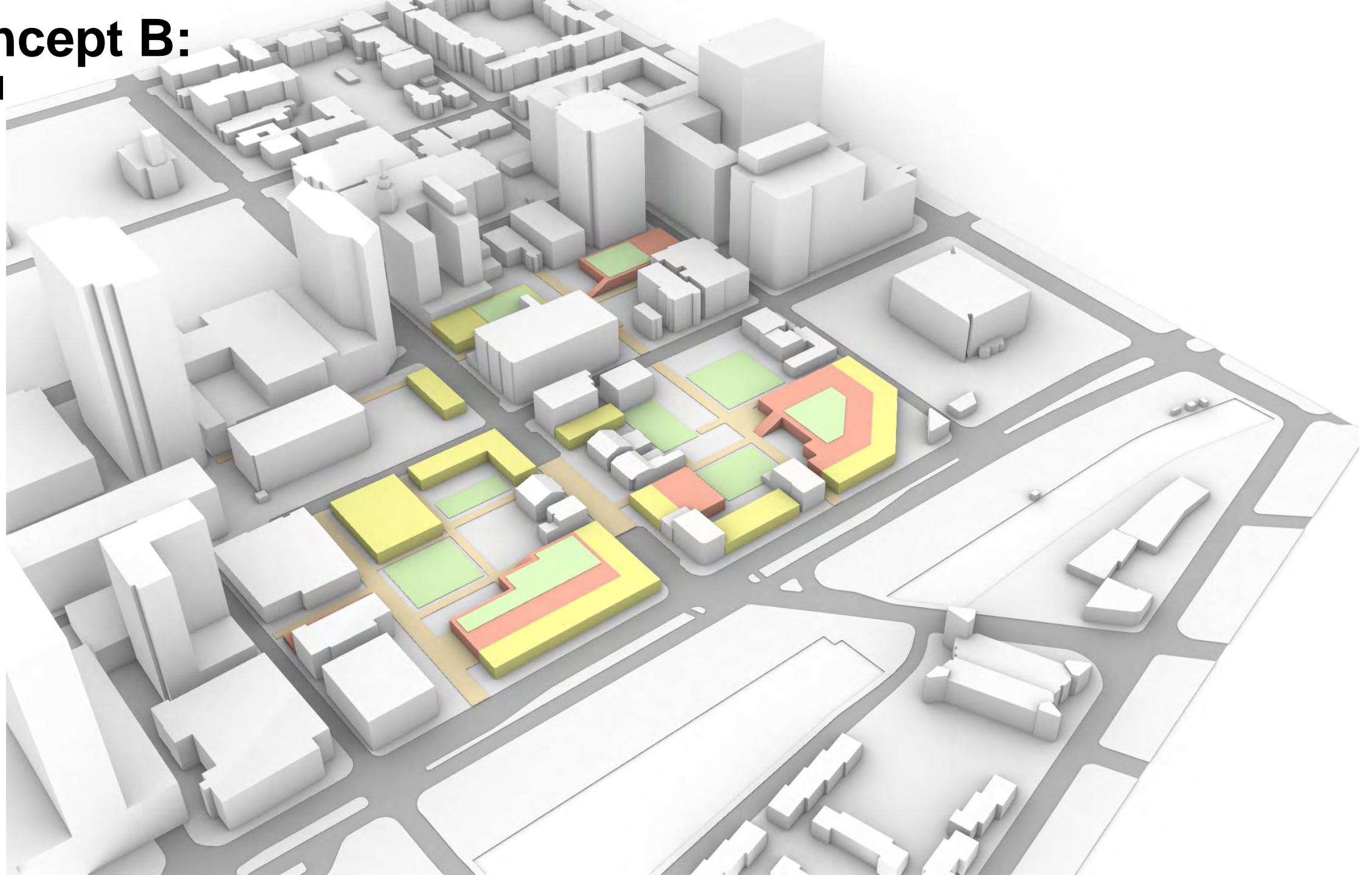


Concept B: Structured Parking



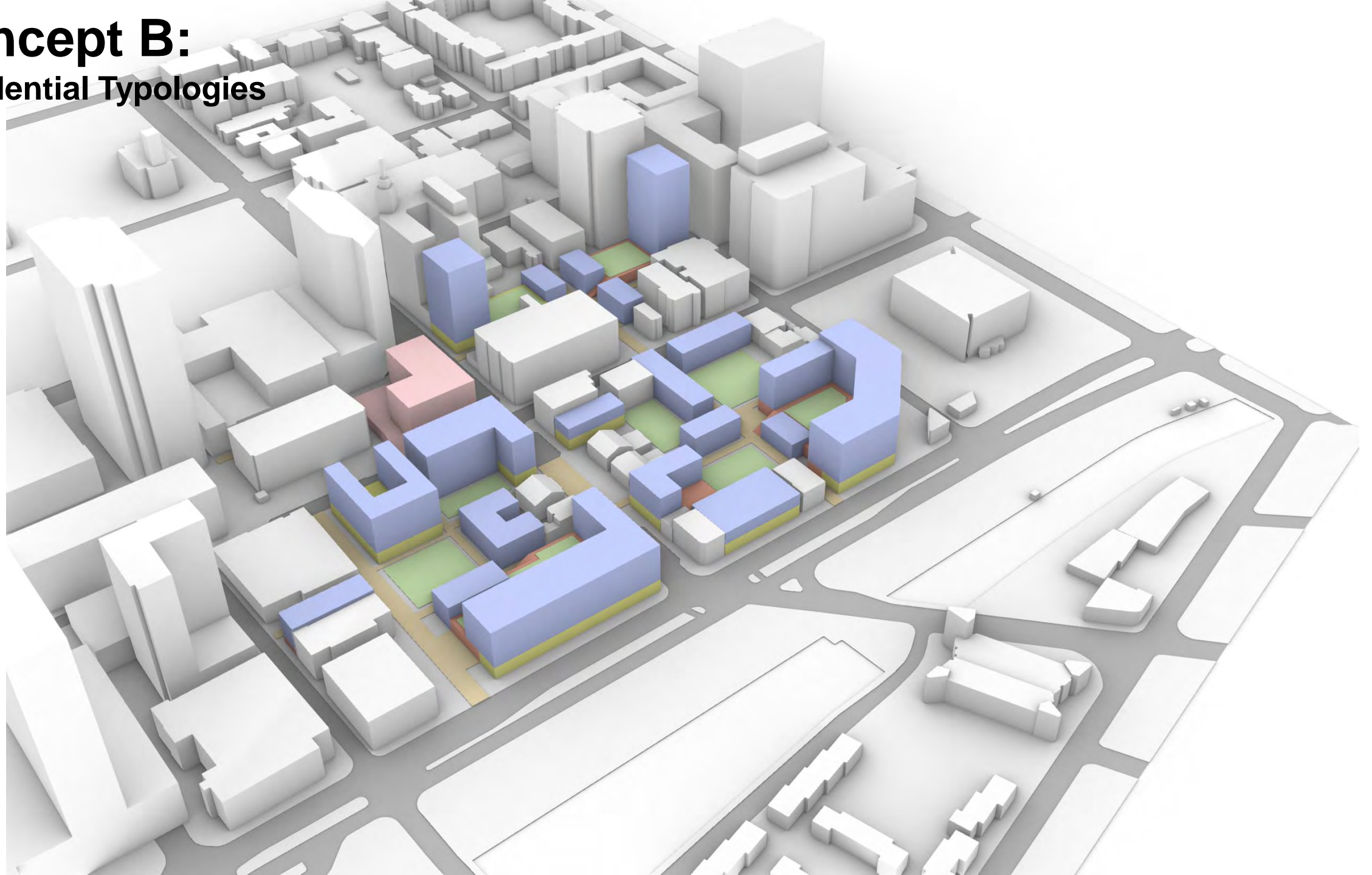
Concept B:

Retail



Concept B:

Residential Typologies

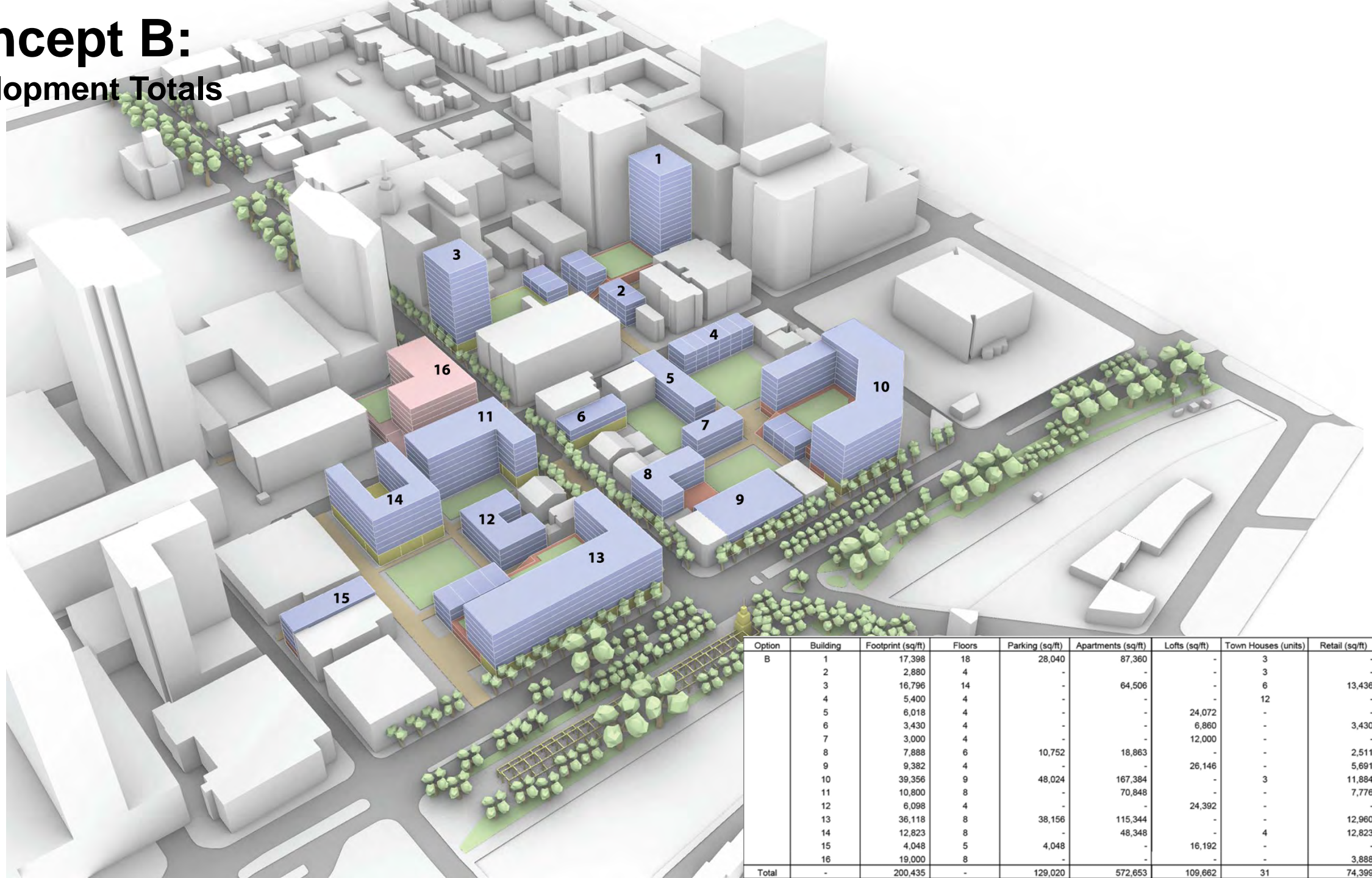


Concept B:

Residential &
Streetscape



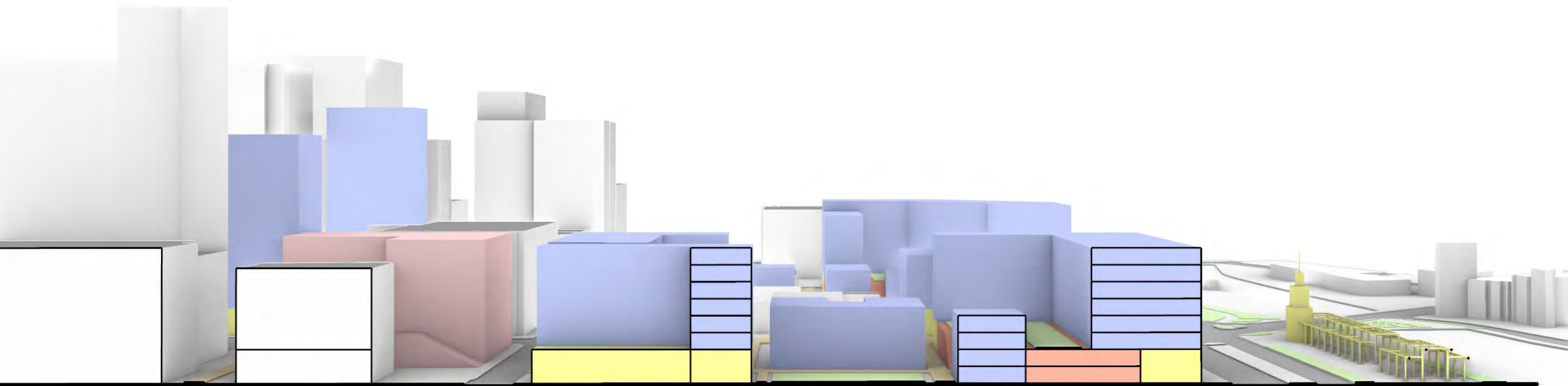
Concept B: Development Totals



Option	Building	Footprint (sq/ft)	Floors	Parking (sq/ft)	Apartments (sq/ft)	Lofts (sq/ft)	Town Houses (units)	Retail (sq/ft)	Hotel (sq/ft)
B	1	17,398	18	28,040	87,360	-	3	-	-
	2	2,880	4	-	-	-	3	-	-
	3	16,796	14	-	64,506	-	6	13,436	-
	4	5,400	4	-	-	-	12	-	-
	5	6,018	4	-	-	24,072	-	-	-
	6	3,430	4	-	-	6,860	-	3,430	-
	7	3,000	4	-	-	-	12,000	-	-
	8	7,888	6	10,752	18,863	-	-	2,511	-
	9	9,382	4	-	-	26,146	-	5,691	-
	10	39,356	9	48,024	167,384	-	3	11,884	-
	11	10,800	8	-	70,848	-	-	7,776	-
	12	6,098	4	-	-	24,392	-	-	-
	13	36,118	8	38,156	115,344	-	-	12,960	-
	14	12,823	8	-	48,348	-	4	12,823	-
	15	4,048	5	4,048	-	16,192	-	-	-
	16	19,000	8	-	-	-	-	3,888	100,512
Total	-	200,435	-	129,020	572,653	109,662	31	74,399	100,512

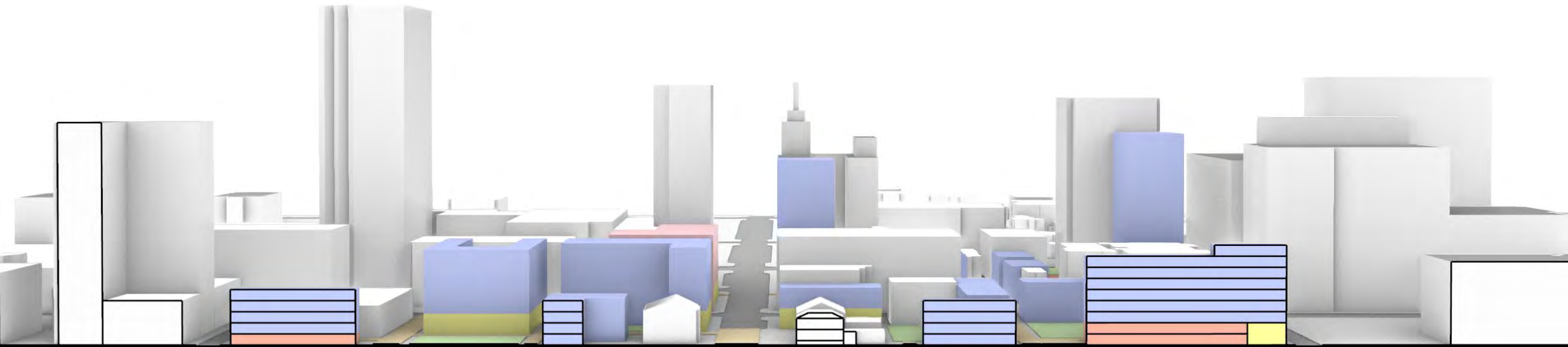
Concept B:

E-W Section



Concept B:

N-S Section

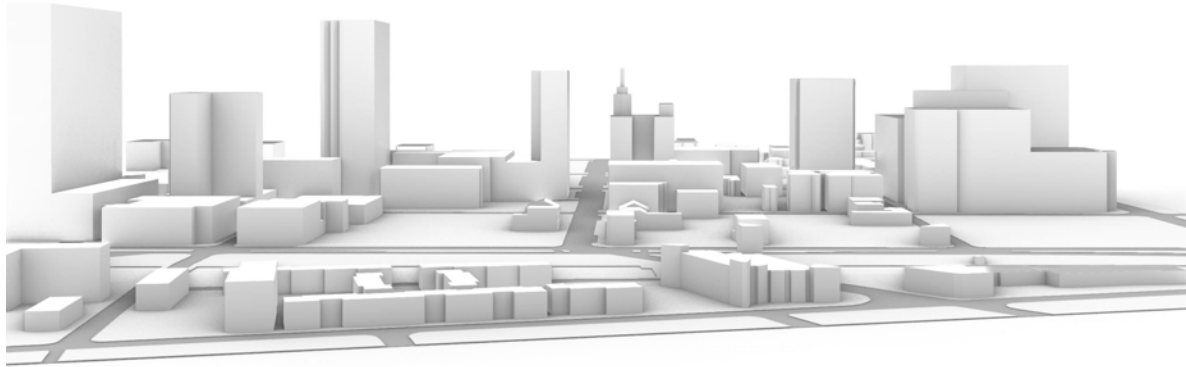


Concept B:

N-S Section



Skyline and Gateway



Existing



Streetscape Improvements

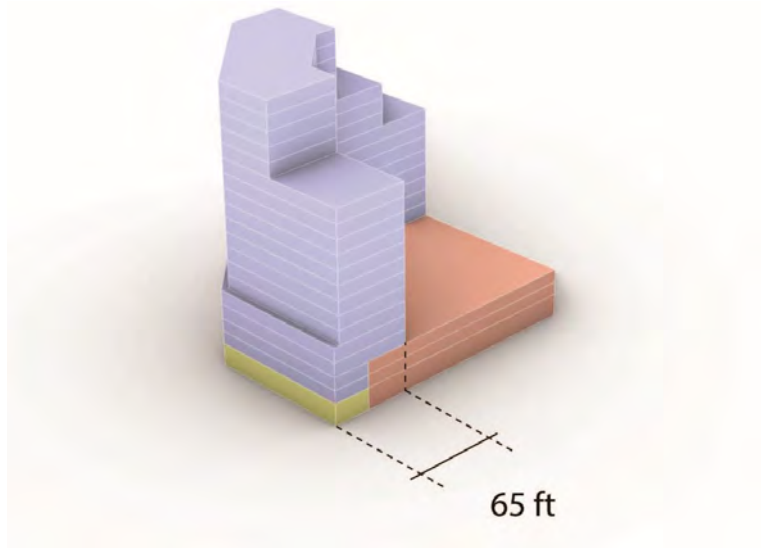


Concept A: CBD Towers

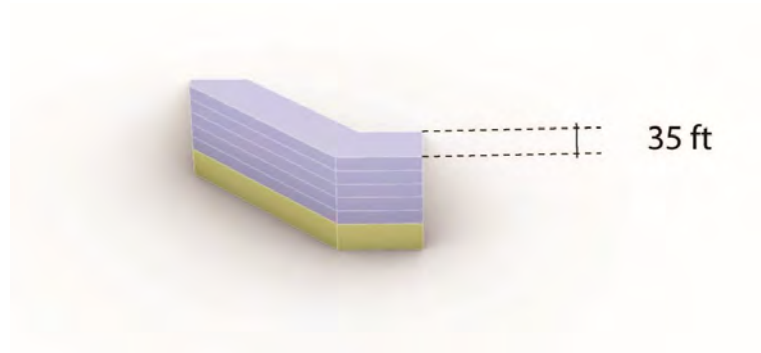


Concept B: Midrise with Residential Courts

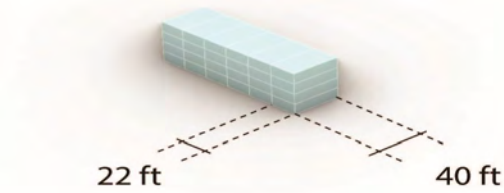
Building Types



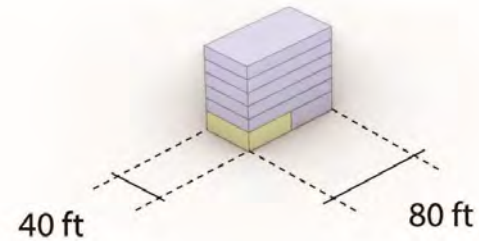
Double Loaded (65' width)



Single Loaded (35' width)



Town House (22' x 40' deep)



Loft Building (Varies with lot)

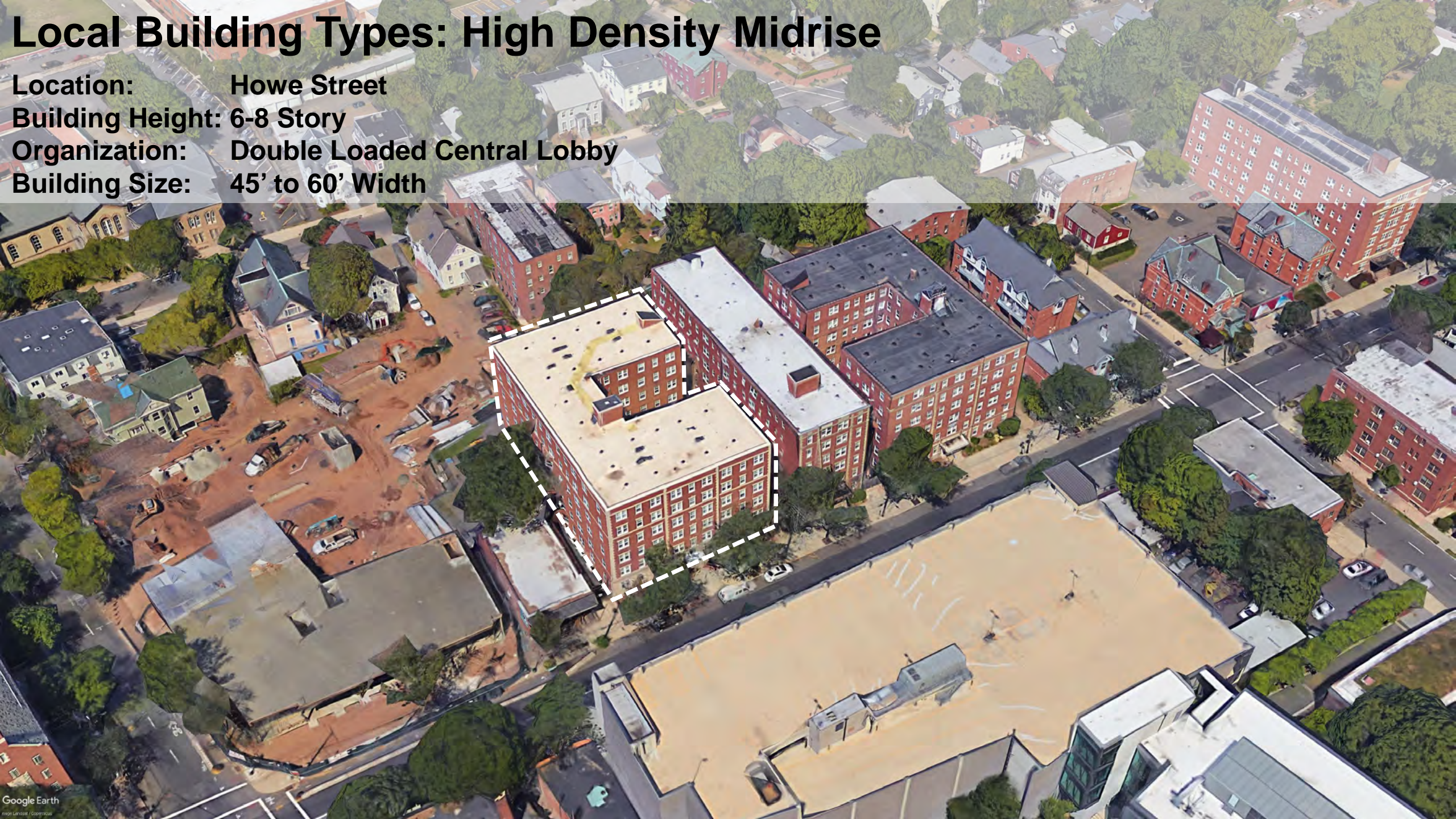
Local Building Types: Low Rise Garden Court Apartments

Location: Whitney Avenue
Building Height: 2-4 story Walk-up
Organization: Multiple Entryway System, Courtyard Access
Building Size: 35' to 40' Width, 20' – 40' Court Width



Local Building Types: High Density Midrise

Location: Howe Street
Building Height: 6-8 Story
Organization: Double Loaded Central Lobby
Building Size: 45' to 60' Width



Local Building Types: High Density Midrise Infill

Location: Study Hotel, Chapel Street
Building Height: 7 Story, Basement Parking
Organization: Double Loaded Central Lobby
Building Size: 65' Width



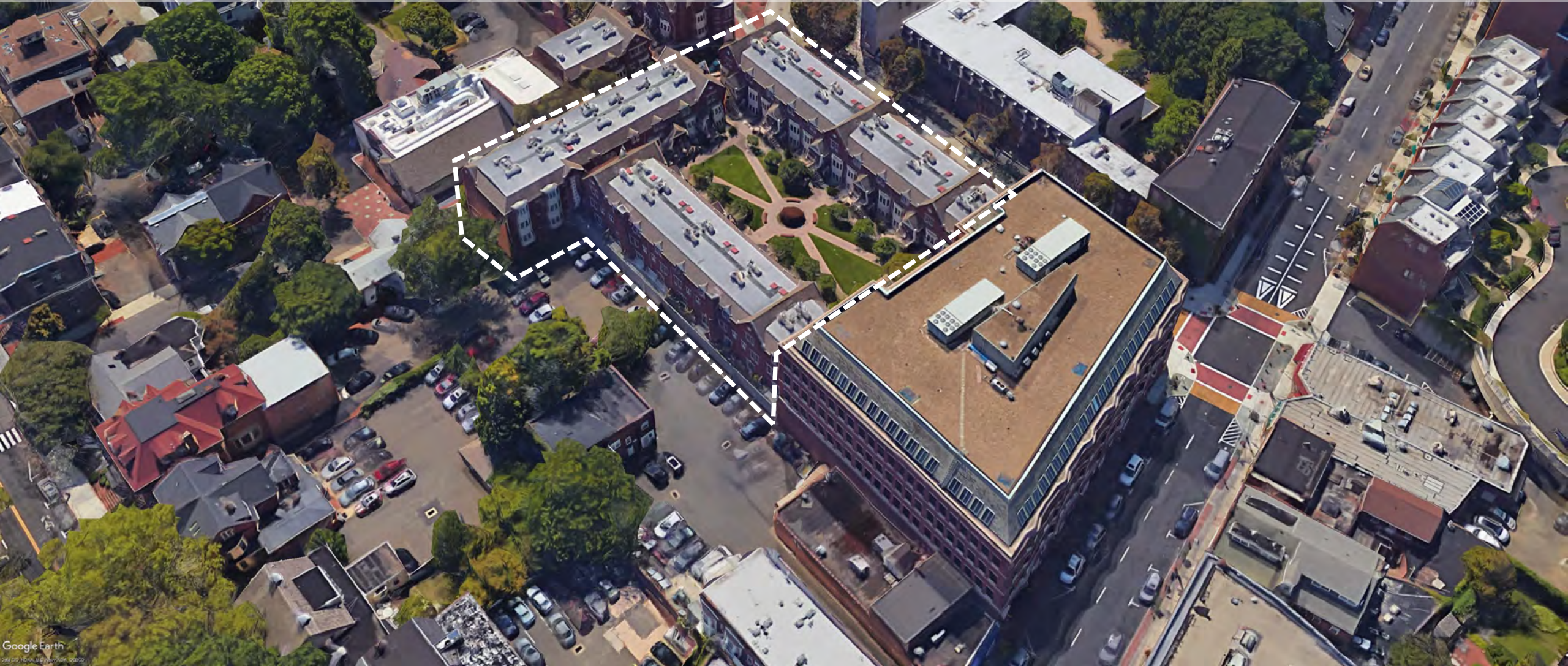
Local Building Types: Mixed Use Midrise Podium

Location: Audubon Street

Building Height: 4 Story

Organization: Ground Level Retail, Townhouses on Podium Level Garden, Podium Parking

Building Size: 43' Width



Local Building Types: Mixed Use Midrise Podium

Location: Whitney Grove

Building Height: 4 Story

Organization: Ground Level Retail, Townhouses on Podium Level Garden, Podium Parking

Building Size: 50' Width



Local Building Types: High Rise in Mixed Fabric

Location: Chapel Street, Taft Apartments
Building Height: 12 Story
Organization: Double Loaded Central Lobby
Building Size: 40 / 55' Width



Local Building Types: High Rise in Mixed Fabric

Location: Court Street, Union Building
Building Height: 12 Story
Organization: Single Loaded Central Lobby
Building Size: 35' / 45' Width



Local Building Types: High Rise in Mixed Fabric

Location: Church Street, Union Building
Building Height: 12 Story
Organization: Single Loaded Central Lobby
Building Size: 42' Width



Local Building Types: High Rise Podium

Location: 360 State Street
Building Height: 6 Story Podium + 26 Story Slab
Organization: Double Loaded Central Lobby
Building Size: 65' Width

