

# River Street Municipal Development Plan



January, 2002



City of New Haven  
John DeStefano, Jr., Mayor

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#### Notes:

- [a] Reduced versions contained within the MDP document.
- [b] Scaled versions submitted to DECD.

## Executive Summary

The City of New Haven, acting through its Development Commission, proposes this River Street Municipal Development Plan (“MDP”). The MDP advances a comprehensive revitalization program for the River Street section of the Fair Haven neighborhood. River Street is one of the city’s oldest industrial corridors and is home to a number of manufacturing concerns. However, vacant space (now at 41% of all space in the district) and blighting influences undermine the viability of the corridor.

To advance the revitalization of River Street, in a manner consistent with the Fair Haven Neighborhood Plan, the MDP proposes five core initiatives:

- ❑ the redevelopment of significant vacant land and building spaces for new light industrial and manufacturing uses;
- ❑ the restoration and adaptive reuse of the historic Bigelow / National Pipe Bending complex;
- ❑ the development of a waterfront park and linear trail along the Quinnipiac Riverfront;
- ❑ the improvement of the public infrastructure, including reconstruction of River Street itself; and
- ❑ the implementation of new design controls to create a more appealing and sustainable environment.

The MDP identifies eleven (11) properties to be acquired and disposed in a manner consistent with the plan. The largest of these is the 8.5-acre Hess Terminal, which is now vacant. For six (6) of the acquisition properties, the city will retain rights to land adjacent to the Quinnipiac River in support of the waterfront park and linear trail. Site preparation and disposition to private developers will include reuse controls, which articulate both use and design standards.

Consistent with neighborhood objectives, the MDP better integrates River Street with the fabric of the Fair Haven neighborhood. Given the area’s architectural character and its riverfront location, a seamless transition between the neighborhood and the project area will provide views of and access to the Quinnipiac River. This is accomplished through the proposed re-opening of Blatchley Avenue south of River Street and in waterfront park connections to the existing Quinnipiac River Park.

Upon full implementation of these initiatives, the plan will result in over 150,000 s.f. of new construction, adaptive reuse of buildings in the River Street National Register Historic District and new public access to the Quinnipiac River. A variety of public infrastructure improvements are planned as well. The City is proposing to use \$10 million in new municipal bonds to support the plan. Additional project funding will be sought from state and federal sources and from private developers.

## Introduction

The River Street Municipal Development Plan ("MDP") is being initiated by the New Haven Development Commission (the "Commission"), acting as the development agency designated by the City of New Haven ("City") and pursuant to Chapter 132 of the Connecticut General Statutes.

The MDP advances a comprehensive revitalization program for the River Street section of the Fair Haven neighborhood, one of the city's oldest industrial corridors. Upon full implementation, the plan will result in over 150,000 s.f. of new construction, adaptive reuse of buildings in the River Street National Register Historic District and new public access to the Quinnipiac River. A variety of public infrastructure improvements are planned as well. The City is proposing to use \$10 million in new municipal bonds to support the plan. Additional project funding will be sought from state and federal sources and from private developers.



View from the Quinnipiac River of 100 and 198 River Street

The project area consists of 53 acres historically used for commercial and industrial purposes. In recent years, the blighting influences of vacant and underused land and buildings, outdoor storage and property neglect, have had an adverse impact on the viability of the project area. Approximately 41% of all space in the project area is now vacant.

Despite these obstacles, there remains a strong base of manufacturing and goods producing firms in the area. This foundation is a strong and positive influence from which to begin redevelopment of the corridor. The overall goal of the project is to build on the existing economic base and to revitalize River Street in a well-designed manner with opportunities for resident employment and public access to the Quinnipiac River.

To that end, the plan proposes to advance five core initiatives:

- (a) the redevelopment of significant vacant land and building spaces for new light industrial and manufacturing uses;
- (b) the restoration and adaptive reuse of the historic Bigelow/National Pipe Bending complex;
- (c) the development of a waterfront park and linear trail along the Quinnipiac Riverfront;
- (d) the improvement of the public infrastructure, including reconstruction of River Street itself; and
- (e) the implementation of new design controls to create a more appealing and sustainable environment.

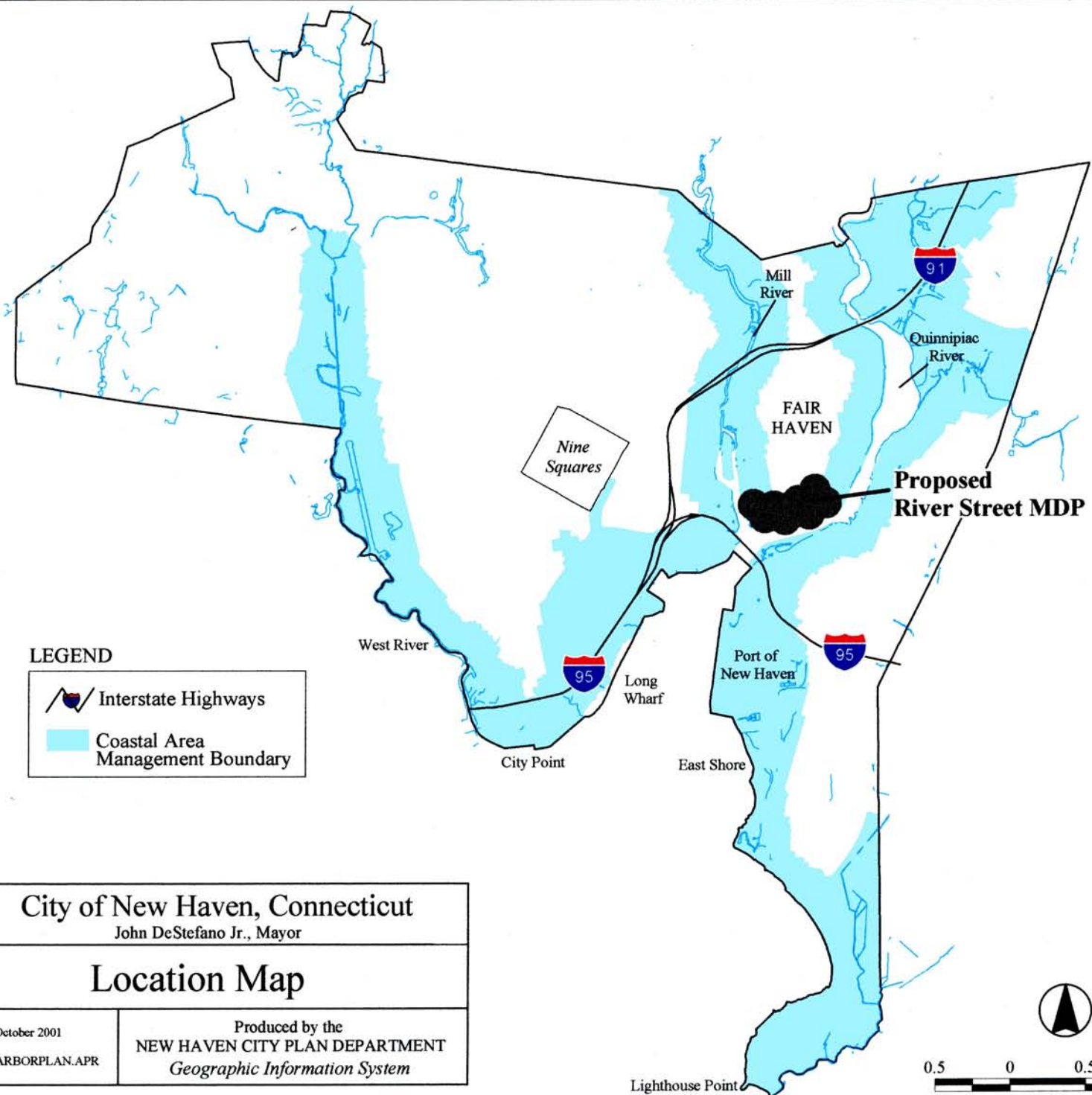
The MDP identifies eleven (11) properties to be acquired and disposed in a manner consistent with the plan. The largest of these is the 8.5-acre Hess Terminal, which is now vacant. For six (6) of the acquisition properties, the city will retain rights to land adjacent to the Quinnipiac River in support of the waterfront park and linear trail. Site preparation and disposition to private developers will include reuse controls, which articulate both use and design standards.

Consistent with neighborhood objectives, the MDP better integrates River Street with the fabric of the Fair Haven neighborhood. Given the area's architectural character and its riverfront location, a seamless transition between the neighborhood and the project area will provide views of and access to the Quinnipiac River. This is accomplished through the proposed re-opening of Blatchley Avenue south of River Street and in waterfront park connections to the existing Quinnipiac River Park.

The MDP is consistent with the policies articulated in the Connecticut Conservation and Development Plan (1998 – 2003). Of note, the MDP supports Economic Development, including the emphasis on urban manufacturing (p. 32-33) and Natural and Cultural Resources, including the emphasis on urban parks, greenways and Long Island Sound coastal access (p. 105-107). The MDP is in accordance with the guidelines for Urban Areas (Regional Centers) and Areas of Environmental Concern (Preservation and Conservation Areas).

In addition to the required findings and approvals, the MDP is supported by a number of recent planning efforts, including the City's Harbor Plan and the Fair Haven Neighborhood Plan.





## **A. Project Boundary and Description**

### *General Description*

The River Street Municipal Development Plan project area ("project area") is located at the southerly tip of the Fair Haven neighborhood, at the end of a peninsula formed by the confluence of the Mill River and the Quinnipiac River. The project area is bounded by Chapel Street to the north, Ferry Street to the east, the Quinnipiac River to the south and Criscuolo Park, a 10-acre city park, to the west. See Map 1 for Class A-2 survey and boundary.

### *Legal Description*

A certain 'project parcel' or area of land in New Haven, Connecticut known as the "River Street Municipal Development" area as depicted on a certain map entitled "Project Boundary Map, Municipal Development Plan, River Street, New Haven, Connecticut, 7/09/01 by Westcott and Mapes, Inc. New Haven, Connecticut", said project area being more particularly bounded and described as follows:

Beginning at a point, marked by a concrete monument, which point marks the northwesterly intersection of Chapel Street and James Street and which point marks the most northwesterly corner of the herein described 'Project Area'.

Thence proceeding along the northerly streetline of said Chapel Street N 83° 58' 23" E, 2272.32 feet to a point which marks the northeasterly intersection of Chapel Street and Ferry Street. Said point marking the most northeastern corner of the herein described "project Area".

Thence proceeding in a westerly direction along said combined bulkhead and pierhead lines, along the northerly side of the Quinnipiac River, the following bearings and distances in order:

S 62° 24' 59" W, 234.94 feet, thence S 72° 49' 40" W, 120.44 feet and S 82° 45' 14" W, 1133.12 feet to a point which marks the intersection of the westerly streetline of James Street and said combined bulkhead and pierhead line which point also marks the most southwesterly corner of the herein described 'project area'.

Thence proceeding along the westerly streetline of said James Street N 06° 04' 28" W, 1050.39 feet to the point and place of beginning.

The above described project area contains 53.3 acres in area.





Map 1 River Street Municipal Development Plan - All Properties

Number	Street	MBP	Owner	Land Area (s.f.)
76	BLATCHLEY AV	165 0704 00500	CORNIELLO JULIUS C	14,549
112	CHAPEL ST	165 0705 00400	POST 130 LLC	25,543
128	CHAPEL ST	165 0705 00401	IMI REAL ESTATE CORP	51,658
166	CHAPEL ST	165 0705 00100	IMI REAL ESTATE CORP	66,702
136	CHAPEL ST	165 0705 00300	DIMICCO CARMEN N	13,001
168	CHAPEL ST	165 0704 00400	CITY OF NEW HAVEN	7,574
178	CHAPEL ST	165 0704 00300	SCHNEEWEISS ROBERT TTEE & *	14,272
184	CHAPEL ST	165 0704 00200	FLINT CAROL E	7,723
196	CHAPEL ST	165 0704 00100	BRADLEY BARBARA F	42,872
204	CHAPEL ST	175 0703 00900	EMANUELSON H L JR & NELSON G E	22,582
222	CHAPEL ST	175 0703 00700	RIVERA ELMER & YESENIA	5,005
218	CHAPEL ST	175 0703 00800	PLATT BROTHERS REALTY - II LLC	4,726
226	CHAPEL ST	175 0703 00600	PLATT BROTHERS REALTY - II LLC	5,744
234	CHAPEL ST	175 0703 00500	PLATT BROTHERS REALTY - II LLC	8,072
242	CHAPEL ST	175 0703 00401	PLATT BROTHERS REALTY - I LLC	7,826
246	CHAPEL ST	175 0703 00400	PLATT BROTHERS REALTY - I LLC	9,012
25	JAMES ST	175 0703 01300	PLATT BROTHERS REALTY - I LLC	21,971
185	RIVER ST	175 0703 01000	PLATT BROTHERS REALTY - II LLC	27,345
197	RIVER ST	175 0703 01100	PLATT BROTHERS REALTY - II LLC	12,413
205	RIVER ST	175 0703 01200	PLATT BROTHERS REALTY - II LLC	19,916
250	CHAPEL ST	175 0703 00300	CONNELLY NELLIE M	1,557
252	CHAPEL ST	175 0703 00200	JRP ENTERPRISES LLC	4,172
264	CHAPEL ST	175 0703 00100	JRP ENTERPRISES LLC	1,544
68	CHAPEL ST	165 0706 00900	FELICIANO GLORIA & NAVARRO *	2,187
70	CHAPEL ST	165 0706 00800	MAGLIOLA LAWRENCE S	2,585
72	CHAPEL ST	165 0706 00700	CONSIGLIO ANDREW JR.	3,692
76	CHAPEL ST	165 0706 00600	FLETCHERS GARAGE INC	11,753
92	CHAPEL ST	165 0706 00500	SPINNATO PAUL A & JUDITH D	6,685
96	CHAPEL ST	165 0706 00400	SPINNATO PAUL A & JUDITH D & S	6,346
98	CHAPEL ST	165 0706 00300	SPINNATO	5,546
150	FERRY ST	165 0706 01200	CONSIGLIO, ANDREW JR.	3,053
154	FERRY ST	165 0706 01100	CONSIGLIO ANDREW JR	2,261
158	FERRY ST	165 0706 01000	CONSIGLIO, ANDREW JR.	3,629
17	JAMES ST	175 0608 00100	BRIDGEVIEW ASSOCIATES	28,046
5	JAMES ST	175 0608 00500	PARKVIEW ASSOCIATES	42,120
	JAMES ST	175 0608 00400	BRIDGEVIEW ASSOCIATES	42,146
100	CHAPEL ST	165 0706 00200	NEW HAVEN BRASS ROD INC.	9,777
69	POPLAR ST	165 0706 01500	JOSEPH M REGAN INC	7,498
	RIVER ST	165 0706 01400	JOSEPH M REGAN INC	22,508
75	POPLAR ST	165 0706 00100	SILVESTRO FRANK C	7,560
100	RIVER ST	165 0609 00200	AMERADA HESS CORPORATION	372,819
143	RIVER ST	165 0704 00600	ALBANO JOSEPH	12,389
	RIVER ST	164 0700 00300	SEABOARD COAL & OIL COMPANY	9,563
24	RIVER ST	164 0700 00400	SEABOARD COAL & OIL COMPANY	43,908
36	RIVER ST	165 0700 00200	RIVER STREET STORAGE CORP	107,005
43	RIVER ST	165 0706 01300	NEW HAVEN SELF-STORAGE LLC	37,295
46	RIVER ST	165 0700 00100	DUPONT DENEMOURS E I & COMPANY	80,537
56	RIVER ST	165 0700 00300	TUCHMAN NORMAN	59,104
90	RIVER ST	165 0609 00400	O&G INDUSTRIES LLC	163,730
142	RIVER ST	165 0609 00100	ETHERINGTON GEOFFREY II	88,942
198	RIVER ST	175 0608 00200	ETHERINGTON GEOFFREY II	180,202
34	LLOYD ST	175 0608 00300	B&C PROPERTIES LLC	77,429

## B. Description of the Present Condition and Uses of Land within the Project Area

### *Overview*

The project area is located at the southern tip of Fair Haven and is a well-known component of the city's industrial heritage. In addition, the project area is located within an existing urban neighborhood with cultural resources just outside the project boundary.

These resources include Criscuolo Park, a 9.5-acre city park. Criscuolo Park is an active city park (ballfields, fishing pier and children's play area) with frontage along James Street and the Quinnipiac River. Quinnipiac River Park, an 4.9-acre linear walking park, is located along the Quinnipiac River from the Ferry Street Bridge north to the Grand Avenue Bridge. Two private schools (Cold Spring School and St. Rose of Lima School) are located just north of the project area, as are two churches (St. Rose of Lima and Second Star of Jacob).

A small section of the project area is designated a National Register Historic District and is listed on the National Register of Historic Places. The southerly section of the district encompasses the buildings from James Street to the easterly extent of the National Pipe Bending complex. The northerly section includes all of the properties within the Lloyd, Chapel, Blatchley and River Street block.

Generally, the buildings within the district are traditional, multi-story mill buildings. They were built at the height of pre-World War I industrial expansion, approximately 1870 – 1910. River Street is one of the few remaining historic industrial streetscapes in New Haven. Science Park in Newhallville and in Westville, the remaining sections of Geometric Tool and the Blake Street industrial area, are other good examples

### *Property Classification*

The project area consists of 42 acres of assessed property (53 total acres, including all public spaces). The primary character of the area is commercial and industrial. According to the City Assessor's records, there are 52 individual properties within the project area. Commercial land accounts for approximately four and a half (4.5) acres and industrial land accounts for thirty seven (37) acres. As shown in Table B.1 and in Map 3, these property classes account for nearly 99% of all property in the project area.

**Table B.1 - Property Classification within the Project Area**

<b>Classification</b>	<b>Land Area</b>	<b>Building Area</b>	<b>Assessed Value (Gross)</b>
Commercial	10.7%	9.4%	12.8%
Industrial	88.0%	89.5%	85.2%
Residential	0.8%	1.1%	1.6%
Exempt	0.4%	0.0%	0.3%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: City of New Haven Assessors Office, 2001.

Among the commercial and industrial users located within the project area are three commercial printers (The Harty Press, Phoenix Press and MLK Business Forms). Traditional manufacturers and goods producing businesses include: Von Roll Isola, a manufacturer of insulating materials and Lynn Ladder, a ladder company. All of these companies are land uses that are consistent with the reuse standards of the MDP.

Transportation, warehousing and metals/scrap uses are also found within the project area. The largest individual property (over 8 acres) is the Hess Terminal. The Hess property, which is currently mothballed by the company, is improved with 15 surface petroleum storage tanks (10.2 million gallons in total capacity) and accessory facilities.

Two metal / scrap uses are located within the project area: Lloyd Terminal and Regan Metals. Lloyd Terminal is located at 198 River Street and 34 Lloyd Street. The area is used both for junkyard/scrap processing and for shipping of materials via barge and truck. Regan Metals is located at the southwest corner of River Street and Poplar Street.

Along the northerly border of the project area, there are small pockets of residential and retail /mixed uses. These are found at the southeast corner of James Street and Chapel Street and at the southwest corner of Chapel Street and Ferry Street. There are 23 residential units in the project area, all located along the northerly border.



### *Present Condition*

Although there are a number of active businesses and a stable employment base along River Street, there is strong evidence of building and property deterioration. Many building facades have been neglected, with windows enclosed, protective fencing and sign deterioration all evident.

A number of vacant and/or underused properties and buildings adversely affect the project area. As an older industrial area, underused properties present additional challenges. For example, 90 River Street includes 100,000 s.f. of leasable space. Of this space, approximately 6,000 s.f. is currently leased to an active business and a garage area is leased for storage. The balance, approximately 90,000 s.f., is vacant and unused. Table B.2 highlights significant vacant or underutilized space within the project area:

**Table B.2 - Significant Vacant / Partially Vacant Space in the Project Area**

<b>Property</b>	<b>Land Area (acres)</b>	<b>Description</b>
112 Chapel Street	0.59	Vacant land, northwest corner of Poplar and River Streets.
168 Chapel Street	0.17	Vacant land, city-owned.
43 River Street	0.86	Vacant building (73,000 s.f.), proposed self-storage center.
46 River Street	1.85	Becham Transport, marginal on-site activity, 2-3 storage tanks.
56 River Street	1.36	Vacant land, southeast corner of Poplar and River Streets.
90 River Street	3.76	100,000 s.f. building, approximately 15% occupied
100 River Street	8.56	Hess Oil Terminal, currently mothballed by the owners.
<b>Total</b>	<b>17.14</b>	<b>41% of all land in the project area.</b>

#### Notes:

1. Residential vacancies not included in the above list.
2. Anecdotal evidence suggests significant vacant space at 142 and 198 River Street.
3. 115 River Street - 4,000 s.f. office building at Von Roll Isola is available on a sub-lease basis.

Source: City of New Haven, City Plan and Economic Development, 2001

Underutilized space presents a number of issues for economic development. For one, the underuse of space contributes to the sense of blight and neglect on the street. There are few aesthetic enhancements or signs of activity, which lend themselves to new business sitings.

Regan Metals and Lloyd Terminal, the metal and scrap uses, are located generally around underutilized property. Regan Metals is bounded to the east by a proposed self-storage center, and to the south and east by vacant space. Lloyd Terminal is bounded to the east by Hess Terminal, to the north by generally vacant space in 198 and 142 River Street. The intensity, noise and outdoor nature of these activities clearly impacts new business development.



## C. Description of the Types and Locations of Land and Uses Proposed for the Project Area

### *Summary*

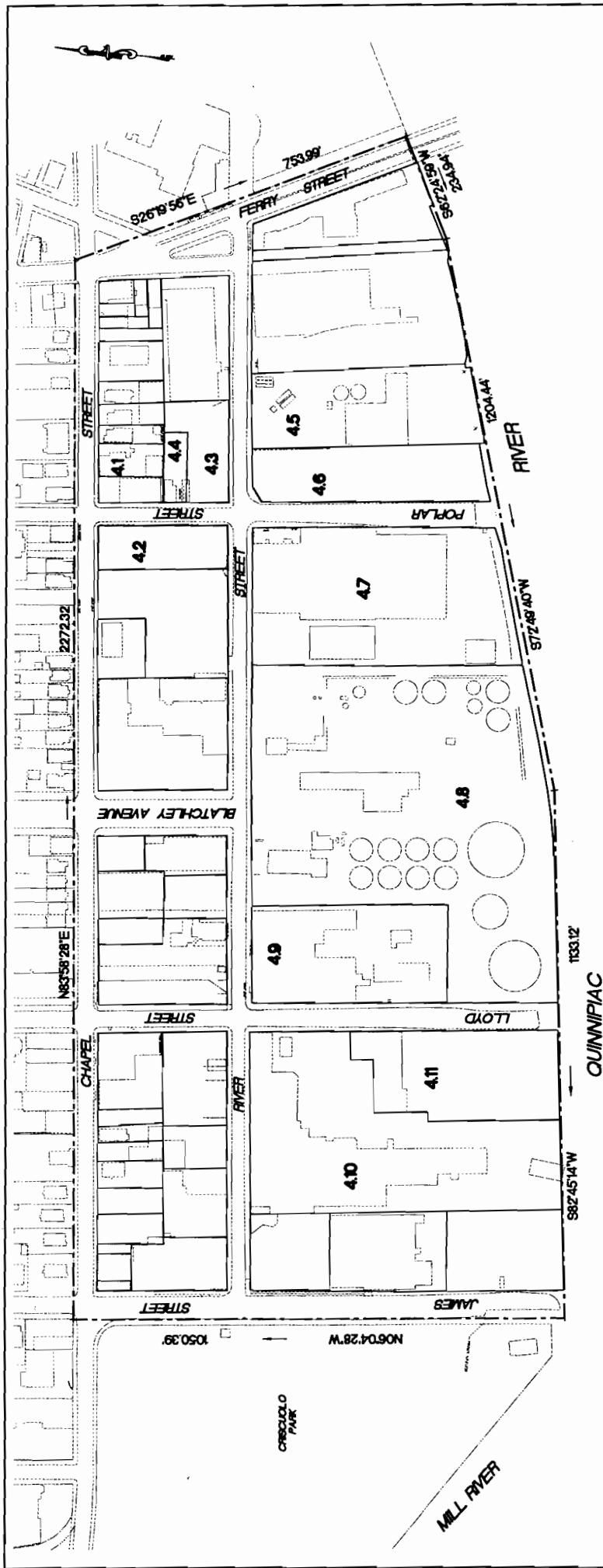
The City of New Haven proposes a development plan organized into three categories: a) acquisition and disposition of land in support of new manufacturing / light industrial development; b) acquisition and disposition of certain properties located within the River Street National Register Historic District in support of historic rehabilitation and mixed use development; and c) retention of certain rights to land located along the Quinnipiac River in support of the proposed River Street Waterfront Trail, including public access via an extension of Blatchley Avenue south to the Quinnipiac River.

### *Acquisition Schedule*

The Development Commission intends to acquire property within the project area totaling approximately 25 acres. These properties are designated on Map 4– Acquisition Schedule and further identified in Table C.1 (below).

Table C.1: Acquisition Schedule					
Map No.	MBP	NUMBER	ADDRESS	OWNER	Area (s.f.)
4.1	165 0706 00200	100	CHAPEL ST	NEW HAVEN BRASS ROD INC.	9,777
4.2	165 0705 00400	112	CHAPEL ST	POST 130 LLC	25,543
4.3	165 0706 01400		RIVER ST	JOSEPH M REGAN INC	22,508
4.4	165 0706 01500	69	POPLAR ST	JOSEPH M REGAN INC	7,498
4.5	165 0700 00100	46	RIVER ST	DUPONT DENEMOURS E I & COMPANY	80,537
4.6	165 0700 00300	56	RIVER ST	TUCHMAN NORMAN	59,104
4.7	165 0609 00400	90	RIVER ST	O&G INDUSTRIES LLC	163,730
4.8	165 0609 00200	100	RIVER ST	AMERADA HESS CORPORATION	372,819
4.9	165 0609 00100	142	RIVER ST	ETHERINGTON GEOFFREY II	88,942
4.10	175 0608 00200		RIVER ST	ETHERINGTON GEOFFREY II	180,202
4.11	175 0608 00300	34	LLOYD ST	B&C PROPERTIES LLC	77,429
Total Area (acres)					25.0

Source of Parcel Information: City of New Haven Assessors Office, 2001.



# ACQUISITION SCHEDULE

PARCEL NO.	MBP	ADDRESS	OWNER	AREA (s.f.)
4.1	165 0706 00200	100 CHAPEL ST.	NEW HAVEN BRASS ROO INC.	9,777
4.2	165 0705 00400	112 CHAPEL ST.	POST 130 LLC	25,543
4.3	165 0706 01400	RIVER ST.	JOSEPH M. REGAN INC.	22,508
4.4	165 0706 01500	89 POPLAR ST.	JOSEPH M. REGAN INC.	7,498
4.5	165 0700 00100	46 RIVER ST.	DUPONT GENEVOISE E I & COMPANY	80,537
4.6	165 0700 00300	56 RIVER ST.	TUCHMAN NORMAN	58,104
4.7	165 0609 00400	90 RIVER ST.	O&G INDUSTRIES	163,730
4.8	165 0609 00200	100 RIVER ST.	AMERADA HESS CORPORATION	372,819
4.9	165 0609 00100	142 RIVER ST.	ETHERINGTON GEOFFREY II	88,942
4.10	175 0608 00200	RIVER ST.	ETHERINGTON GEOFFREY II	180,202
4.11	175 0608 00300	34 LLOYD ST.	B&C PROPERTIES LLC	77,429
TOTAL =				1,088,089

(25.04 ACRES)

PARCEL INFORMATION DERIVED HEREON IS BASED ON CURRENT CITY OF NEW HAVEN TAX ASSESSOR ARCHIVES.

GRAPHIC SCALE



		<b>RIVER STREET</b> <b>MUNICIPAL DEVELOPMENT PLAN</b> FOR CITY PLANNING DEPARTMENT CITY OF NEW HAVEN, CONNECTICUT	
Project No. _____ Revision _____ Date _____		Westcott and Maples, Inc. Consulting Engineers and Architects since 1974 145 Temple Street New Haven, CT 06510 Tel. (203) 763-1000 • Fax (203) 763-0000	
Drawing Date: _____ Scale: 1" = 100' Date: 8/17/98 Drawn: JAH Checked: JAH Project No. 8712-CORRECT Sheet No. 4		<b>ACQUISITION MAP</b>	

## Disposition Schedule

As described earlier, the Disposition Schedule reflects the City's intention for three broad re-use opportunities: A. Manufacturing and Light Industry; B. Historic Rehabilitation; and C. Open Space and Public Access. The following disposition schedule (Table C.2) and narrative describes the City's intentions for the reuse parcels. These are also shown in Map 9.

**Table C.2: Disposition Schedule**

Reuse Parcel	MBP	Number	Address	Approx. Area (acres)	Notes	Reuse Summary
A	165 0705 00400	112	CHAPEL ST	0.6	[1]	Light Industry / Manufacturing
B	165 0706 00200	100	CHAPEL ST	0.9	[1]	Light Industry / Manufacturing
	165 0706 01400		RIVER ST			
	165 0706 01500	69	POPLAR ST			
C	165 0700 00100	46	RIVER ST	3.2	[1], [2]	Light Industry / Manufacturing / Waterfront Trail
	165 0700 00300	56	RIVER ST			
D	165 0609 00400	90	RIVER ST	3.8	[1], [2]	Light Industry / Manufacturing / Waterfront Trail
E	165 0609 00200	100	RIVER ST	4.5	[1], [2], [3]	Light Industry / Manufacturing / Waterfront Trail
F	165 0609 00200	100	RIVER ST	2.9	[1], [2], [3]	Light Industry / Manufacturing / Waterfront Trail
G	165 0609 00200	100	RIVER ST	1.1	[1], [2]	Light Industry / Manufacturing / Waterfront Trail
H	165 0609 00100	142	RIVER ST	2.0	[1]	Historic Rehabilitation / Waterfront Trail
I	175 0608 00200		RIVER ST	5.9	[1], [2]	Historic Rehabilitation / Waterfront Trail
	175 0608 00300	34	LLOYD ST			

**Notes:**

- [1] Disposition subject to reuse controls, including but not limited to, use of land, design review and new zoning.
- [2] Disposition encumbered by 30 - 40 foot public access easement along Quinipiac River frontage.
- [3] Disposition encumbered by minimum 25 foot public access easement extending south from Blatchley Avenue.

- A. Parcel A represents the acquisition and disposition of 112 Chapel Street with no changes to the existing lot configuration. At conceptual build-out, the parcel supports approximately 15,000 s.f. of new construction with frontage opportunities from Chapel Street, River Street and Poplar Street. Since Chapel Street has the higher street classification (minor arterial), proposed access for shipping and receiving is from River Street. Given the relatively small size of the parcel and its linear configuration, off-street parking compromises full build-out. With that in mind, there are two opportunities for off-site accessory parking. The first is through a long-term lease agreement with the owners of the adjacent land to the west (128 Chapel Street, Von Roll Isola). The second is through a tandem disposition with Parcel B (below).
- B. Parcel B represents the acquisition and disposition of the existing Regan Metals site. Existing interior lot lines will be removed, creating a .9-acre parcel with frontage off Chapel Street, Poplar Street and River Street. The new parcel supports 15,000 s.f. of new construction at conceptual build-out. However, parking constraints may dictate a tandem development with Parcel A. Therefore, the Development Commission will market Reuse Parcels A & B as stand-alone projects or as a tandem redevelopment.
- C. Parcel C represents the acquisition and disposition of the Becham Transport site and the vacant land parcel located to the west. Interior lot lines will be removed, creating a 3.2-acre reuse parcel with frontage on River Street and on Poplar Street. The new parcel supports approximately 50,000 s.f. of new construction at conceptual build-out. The conceptual site plan proposes placement of the building at the northwest corner of the site, providing a strong architectural connection at the corner of River and Poplar. The Quinnipiac River frontage is reserved for the proposed waterfront trail.
- D. Parcel D represents the acquisition and disposition of 90 River Street with no changes to the existing lot lines. The existing 90,000-s.f. building shall be redeveloped for light industry / manufacturing use. In the event a redeveloper proposes demolition of the existing building, reuse controls (See Section L) shall require minimum new construction of 50,000 s.f. The Quinnipiac River frontage is reserved for the proposed waterfront trail.
- E. Parcel E represents the acquisition and disposition of a portion of the Hess Terminal site. The Development Commission is proposing disposition of the Hess site into three reuse parcels: E, F and G. Parcel E, with approximately 4.5 acres, is the largest of three reuse parcels. Parcel E has frontage on River Street and along the proposed Blatchley Avenue extension. The new parcel supports approximately 50,000 s.f. of new construction at conceptual build-out. The Quinnipiac River frontage is reserved for the proposed waterfront trail.

- F. Parcel F, at approximately 2.9 acres, is the second largest of the three Hess reuse parcels. Parcel F has frontage on River Street and along the proposed Blatchley Avenue extension. The new parcel supports approximately 50,000 s.f. of new construction at full build-out. The Quinnipiac River frontage is reserved for the proposed waterfront trail. The parcel may be combined with Parcel G for a larger disposition parcel.
- G. Parcel G, at approximately 1.1 acres, is the smallest of the three Hess reuse parcels. Parcel G has approximately 200 linear feet of frontage on River Street. The parcel supports approximately 15,000 s.f. of new construction. However, the preferred disposition is in tandem with Parcel H (integrated with an historic rehabilitation project) or with Parcel F (integrated with a manufacturing / light industrial project). The Quinnipiac River frontage is reserved for the proposed waterfront trail.
- H. Parcel H represents the acquisition and disposition of 142 River Street with no changes to the existing lot lines. The existing building shall be restored in a manner consistent with its historic character. Reuse shall be consistent with proposed Industrial L zoning with allowances for multi-tenant redevelopment and mixed use. Parcel G is available in support of the Parcel H's redevelopment.
- I. Parcel I represents the acquisition and disposition of 198 River Street and 34 Lloyd Street. The Development Commission proposes aggregating these properties, removing interior lot lines and creating this 5.9-acre disposition parcel. The existing building(s) shall be restored in a manner consistent with their historic character. Reuse shall be consistent with Industrial L zoning with provisions for multi-tenant redevelopment and mixed use. The Quinnipiac River frontage is reserved for the proposed waterfront trail.

#### *Flood Zone and Stormwater Management*

According to Flood Insurance Rate Maps (updated, 1997), River Street and the land between River Street and the Quinnipiac River is located within Zone A6, a 100-year flood zone. Properties between River Street and Chapel Street are split-zoned. Chapel Street frontage is generally outside the 500-year flood zone, then south to River Street, Zone B (100- to 500-year flood zone) and Zone A6 are found.

A map of the flood zones can be found in Appendix G. New buildings or uses within Zone A6 are subject to the Flood Damage Prevention District, Section 56 of the New Haven Zoning Ordinance. In addition, any site development with state financial assistance is subject to the flood and stormwater management standards specified in section 25-68d of the Connecticut General Statutes (CGS) and section 25-68h-2 through 25-68h-3 of the Regulation of Connecticut State Agencies (RCSA).



### *Coastal Area Management*

The project area is located within the coastal management district. This district is an overlay to the zoning district. Coastal area management is government by the Connecticut Coastal Management Act, as amended by Public Acts 79-535 and 82-250, and by the New Haven Zoning Ordinance, Section 55.

According to the Zoning Ordinance, the description and purpose of the coastal management district is:

*...to ensure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or use without disrupting either the natural environment or sound economic growth and to ensure public access along the city's waterfront and the preservation of natural viewpoints and vistas..*

Uses are permitted within the district parallel those of the underlying zone, provided the coastal site plan review, if required, determines the potential adverse impacts of the use on coastal resources are acceptable under the law. Consistency with the New Haven Coastal Program, amended to 1987, is considered as part of the site plan review process." Coastal area regulations are attached as Appendix H.

### *Site Preparation*

Properties to be acquired and disposed shall be prepared to a level suitable for new development and/or disposed with site preparation requirements assumed by the redeveloper. Site preparation will include satisfactory elevations consistent with the Flood Damage Prevention District.

For Reuse Parcels A, B and C, minimal demolition and site preparation are required. Therefore, the Development Commission intends to market these sites as vacant land.

For Reuse Parcels D, H and I, the Development Commission will market the properties in their current form. Potential leaseholders at Parcel D, including an existing stone fabricator, may be retained on-site.

For Reuse Parcels E, F and G (the former Hess Terminal site), the Development Commission will acquire the site and solicit bids for site clearance and preparation. The Development Commission will market these as clean, vacant sites.

Since the soil boring report (See Appendix A) for the area indicates that pilings will be needed for new buildings, special development grants for up to 75% of the cost of extraordinary foundation costs will be provided through the MDP account. In addition, grants of up to \$25,000 will be available to improve facades of existing buildings within the MDP area.

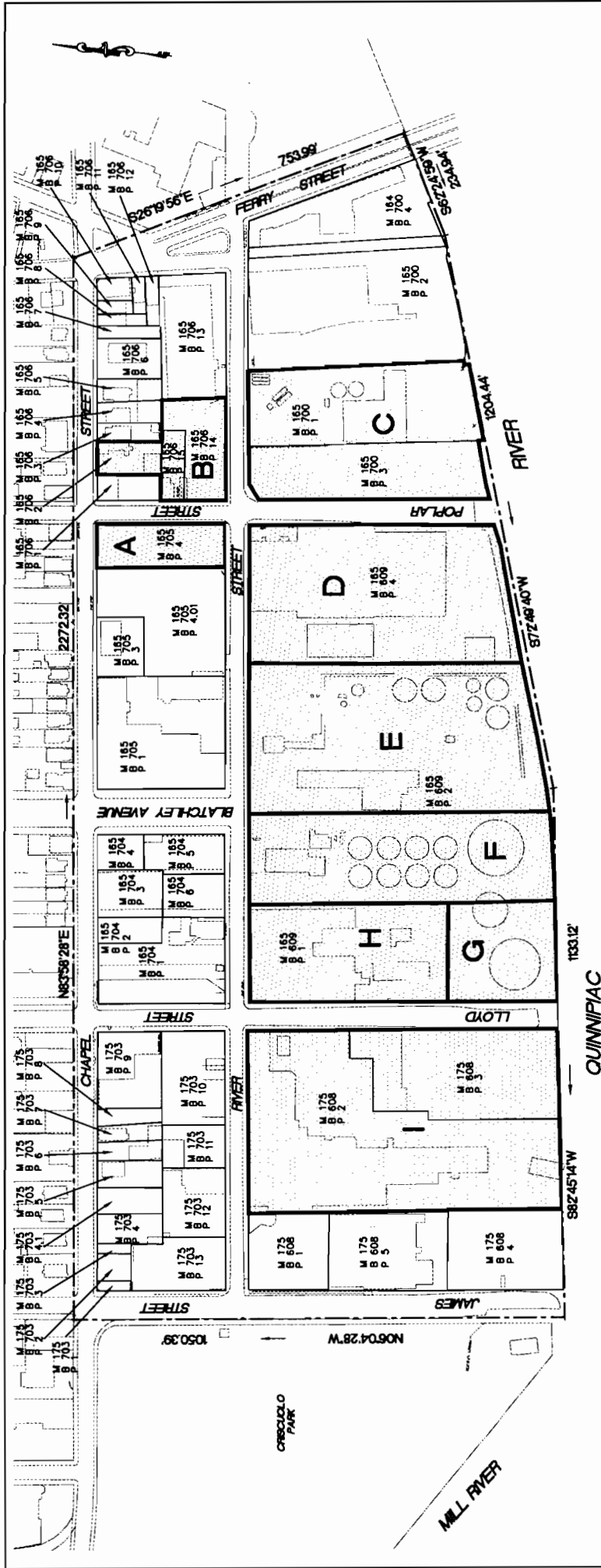
## Historic Resources

The project area is included in Phase II of the New Haven Historic Resources Inventory, as prepared in 1982 by the New Haven Preservation Trust and submitted to the Connecticut Historic Commission. In addition, a portion of the project area is located in the National Register Historic District. Of the surveyed and listed properties, three are scheduled for acquisition. Of these, one (100 Chapel Street) is proposed for demolition and reuse subject to permitting. The other two are scheduled for rehabilitation and adaptive reuse.

For 100 Chapel Street, the proposed demolition will be sent to the State Historic Preservation Officer for review and approval. Should SHPO recommend denial of the demolition proposal, the City will explore the following alternatives: (a) rehabilitation/resale, and/or (b) relocation.

**Table C.3: Canvas of Historic Resources**

Address	Survey #	River Street National Register District	To Be Acquired	Proposed Reuse	
				Rehabilitation	Demolition
		Y / N	Y / N		
92 Chapel Street	1184	N	N	-	-
96 Chapel Street	1184	N	N	-	-
<b>100 Chapel Street</b>	<b>1185</b>	<b>N</b>	<b>Y</b>	-	<b>TBD</b>
136 Chapel Street	1187	N	N	-	-
166 Chapel Street	1189	N	N	-	-
168 Chapel Street	1190	N	N	-	-
196 Chapel Street	1193	N	N	-	-
264 Chapel Street	1196	N	N	-	-
36 River Street	1783	N	N	-	-
<b>142 River Street</b>	<b>1785</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	-
143 River Street	1786	Y	N	-	-
<b>200 River Street</b>	<b>1787</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	-
76 Blatchley Avenue	-	Y	N	-	-
178 Chapel Street	-	Y	N	-	-
184 Chapel Street	-	Y	N	-	-
5 James Street	-	Y	N	-	-
17 James Street	-	Y	N	-	-
175 (185) River Street	-	Y	N	-	-

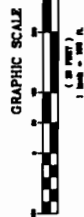


# DISPOSITION SCHEDULE

REUSE PARCEL	MBP	ADDRESS	AREA (acres)	NOTES
A	185 0706 00400	112 CHAPEL ST.	0.82	[1]
B	185 0706 00200	102 CHAPEL ST.	0.92	[1]
C	185 0706 01400	RIVER ST.		
D	185 0706 01500	98 POPULAR ST.		
E	185 0700 00100	RIVER ST.	3.22	[1] [2]
F	185 0700 00300	RIVER ST.	3.82	[1] [2]
G	185 0608 00400	RIVER ST.	4.52	[1] [2] [3]
H	185 0608 00200	RIVER ST.	2.92	[1] [2] [3]
I	185 0609 00200	RIVER ST.	1.12	[1] [2]
J	185 0609 00100	RIVER ST.	2.02	[1]
K	175 0608 00200	RIVER ST.	5.92	[1] [2]

- [1] Disposition subject to easement, including but not limited to, use of land, design review and new zoning.
- [2] Disposition encumbered by 50 - 40 foot public access easement along Quinnipiac River frontage.
- [3] Disposition encumbered by minimum 25 foot public access easement extending south from Batchley Avenue.

PARCEL INFORMATION DEPICTED HEREON IS BASED ON CURRENT CITY OF NEW HAVEN TAX ASSESSOR ARCHIVES.



**RIVER STREET  
MUNICIPAL DEVELOPMENT PLAN  
FOR CITY PLANNING DEPARTMENT  
CITY OF NEW HAVEN, CONNECTICUT**

**Westcott and Meehan, Inc.**  
City Planning and Assessment since 1948  
142 Temple Street  
New Haven, CT 06510  
Tel. (203) 526-1100 Fax (203) 526-1101



**PROPOSED DISPOSITION  
MAP AND  
PARCEL REUSE**

Project No.	8/07/00
Scale	1" = 100'
Author	AK
Checker	AK
Project Date	8/17/10
Project Name	0112-CONCEPT
Sheet No.	9

**D. Description of the type and location of the existing streets, sidewalks, water and sewerage systems, drainage systems and other utilities situated in the project area**

*Existing Conditions*

*Streets, Sidewalks and Drainage*

The major streets serving the project area are River Street, Chapel Street, James Street, Lloyd Street, Blatchley Avenue, Poplar Street, and Ferry Street. Currently Blatchley Avenue extends through Chapel Street and terminates at River Street. All streets are bituminous surface.

River Street is classified as a Collector Street that runs east / west, and is bound by James Street and Ferry Street. The Traffic and Parking Department estimates the daily traffic volume is 2,500 vehicles per day.

Chapel Street is a Minor Arterial, which also runs east / west, but extends across the Chapel Street Bridge to Downtown. James, Lloyd, Poplar and Ferry Streets all run north / south, as does Blatchley Avenue. James Street from Chapel Street to River Street is a Minor Arterial, and from River Street to its terminus at the Quinnipiac River it is a local road. Ferry Street is a Minor Arterial. Lloyd Street, Blatchley Avenue and Poplar Street are all local roads.

River Street, the central thoroughfare of the MDP area, is currently in very poor condition. It is a paved, public roadway with an abandoned railroad running along its centerline. The road surface is uneven and severely cracked. Over time, curb reveals have reduced significantly and new curbing or the resetting of existing curb is required. The rail line and ties remain in place and are scheduled for removal. Ponding and flooding are recurrent problems during heavy rainstorms. The cartway and sidewalks are both in a state of severe disrepair. Sidewalks are scattered on each side of the street. Sidewalks are concrete, bituminous and a combination of both, with intermittent concrete, granite and blue stone curbing.

Existing right-of-way and pavement widths for streets within the project boundary are found in Table D.1.

**Table D.1.: Street Data**

Street	Width of Right of Way (feet)	Width of Pavement (feet)	Parking	
			One-Side	Two-Sides
RIVER ST	45	30	X	
CHAPEL ST	45	34		X
JAMES ST	65	46		X
LLOYD ST	60	35		X
BLATCHLEY AV	100	60		X
POPLAR ST	45	30	varies	
FERRY ST	47	30	none	

Source: City Base Map; Traffic and Parking Department and field inspections.

### *Utilities*

Area utility companies were canvassed for information about existing conditions and near term plans for the River Street area. Maps of these utilities, including gas, electric, telephone, water supply, storm drainage and sanitary facilities are appended (See Maps 8.0 – 8.3).

The area is served by a 10" watermain along Chapel Street and an 8" watermain along River Street. On James, Poplar and Lloyd Streets, the service varies from 6" to 8" watermains. There is no water service along Poplar Street, south of River Street. Static pressure is approximately 61 psi at elevation 20. Elevations in the study area range between 6 and 15 feet. The Regional Water Authority reports that there are no scheduled maintenance or improvements planned in this area.

Both Chapel Street and River Street have natural gas service. Within the project area, service also runs the length of James Street and the sections of Lloyd, Blatchley and Poplar between Chapel and River Streets. Pressure along James Street is 200 psi. Southern Connecticut Gas reports maintenance work scheduled for James Street, south of Chapel. Also, new service will be installed in support of the New Haven Self Storage project.

The study area is served mainly by overhead telephone lines. Southern New England Telephone (SNET) reports no plans to add fiber optic service in this area. The study area is also served mainly by overhead electrical power lines, running along Chapel and River Streets, as well as all of the side streets. United Illuminating (UI) reports there are no plans to alter service supply in the area.

The River Street Area currently has combined sanitary and storm water sewers. Like much of the City, the areas combined sewer system collects both sanitary sewage and storm water runoff. In New Haven there are 24 permitted CSO regulators that divert high flows from interceptor sewers to 20 CSO outfalls. Two of those outfalls are located in the planned MDP area, a 54" diameter outfall on James Street and a 60" diameter on Poplar Street. Existing poor storm drainage systems in the area demand renovation, as surface water often collects and ponds on the West End of River Street.

Existing street lighting is adequate for existing use or for light industrial use. Streetlights exist approximately every 100-150 feet, and range in power from 100-250 watts. All existing lights are a Cobra Head style, high-pressure sodium lamps. The existing lighting system is functional for light industrial use.

### *Other Facilities - Shoreline Stabilization*

Existing shoreline stabilization is in various stages of disrepair. The City Plan Department's field survey indicated that 840 linear feet of sheet steel bulkhead is in good condition. This is mainly found along the southern edge of the Hess Terminal. The balance of the shoreline is poorly stabilized with rock and deteriorated sheet steel bulkheads.



### Proposed Improvements

The core improvements associated with this project are the reconstruction of River Street and the construction of shoreline stabilization. In addition to these core improvements, the plan includes resurfacing improvements on side streets, the Blatchley Avenue extension and the new waterfront park/linear trail. Map 7.0 illustrates core and additional improvements anticipated.

#### *Streets, Sidewalks and Drainage Systems*

Core Improvement: River Street is a critical collector through an industrial area and the viability of the MDP is contingent on this signature improvement. Therefore, the MDP proposes to reconstruct the roadway, remove the obsolete railroad tracks, improve the drainage system and make appropriate horizontal and vertical geometric improvements at the intersections. Street trees are included throughout the limit of the project. It is intended to replace the curbing, sidewalk, and adjust necessary utility structures.

It is anticipated that the project will include separation of a portion of the sewer system consistent with the citywide sewer separation project. This improved system (along River Street) will be operational upon completion of the River Street reconstruction project. While this project will address local drainage issues, combined sewer outfalls (at Poplar and James) will continue until the long-term sewer overflow project (Fair Haven section) is completed. This sewer separation work is performed by constructing a new storm drainage system and this effort will be coordinated with the Water Pollution Control Authority.

Additional Improvements. The side streets located within the project area are proposed for resurfacing and surface amenities, including new sidewalks, street trees, etc. An extension of Blatchley Avenue, including all necessary utility improvements, is proposed in support of enhanced public access and redevelopment of disposition parcels E and F.

#### *Utilities*

Existing utilities are adequate to service the existing facilities and the proposed demand within the MDP boundary. Utilities are to be installed in the Blatchley Avenue Extension which runs from River Street to the Quinnipiac River. All utilities including gas, water, electric, telephone, sanitary and storm are required in this roadway to service the parcels of land along the east and west side of the roadway. There will be a sewer separation construction project performed on River Street which involves the construction of a new storm sewer system. All other utilities will remain undisturbed. Installation of an underground fiber optic telecommunications line along River Street is carried as a project option.

*Other Facilities – Shoreline Stabilization, Waterfront Park/Linear Trail, Boat Launch Facility, Timber Pier*

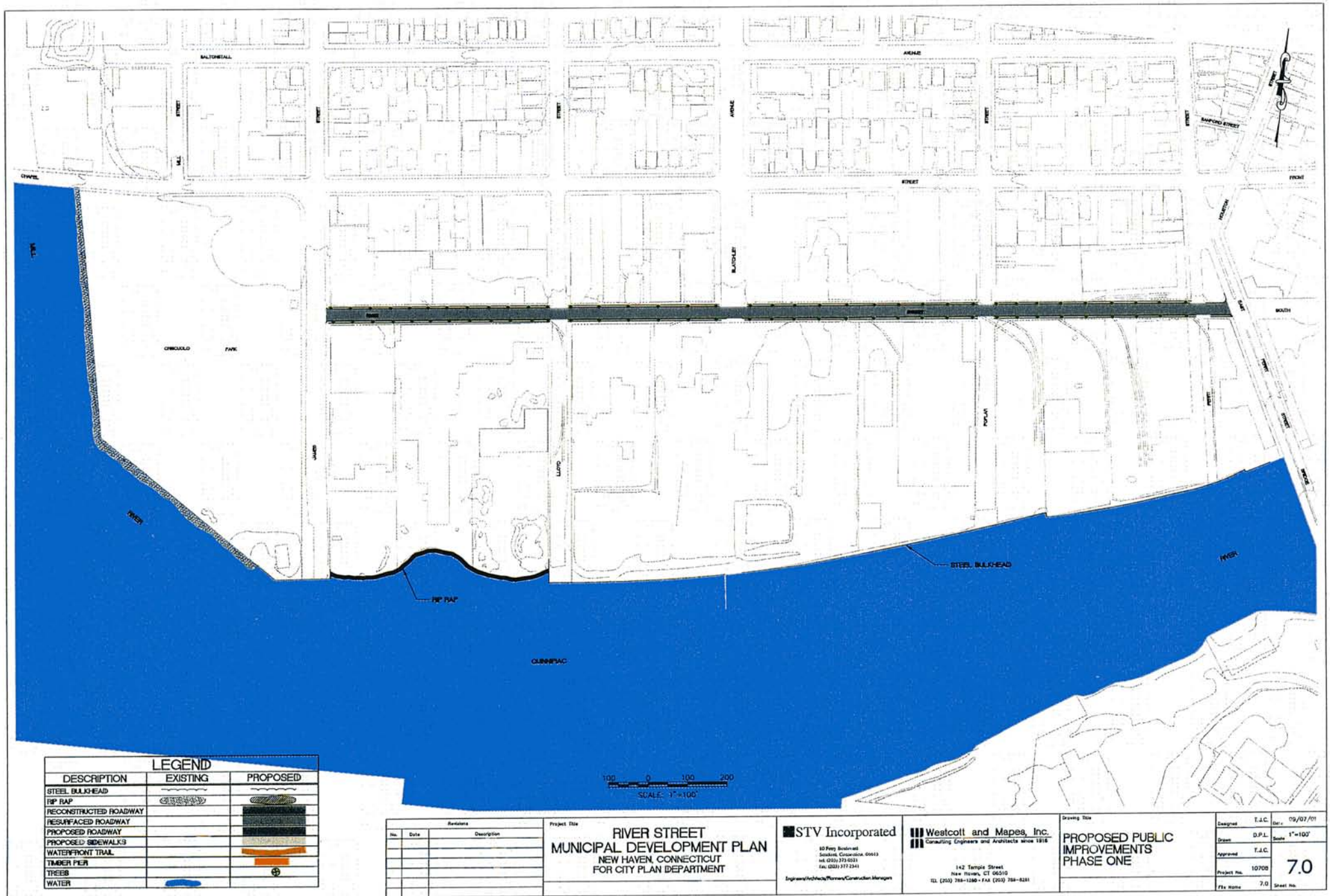
Core Improvement: New sheet steel bulkhead (approximately 1,145 linear feet) is proposed. In the area of tidal marsh, near 198 River Street and 34 Lloyd Street, approximately 650 linear feet of rip rap is proposed. This is similar to the slope stabilization measures constructed along Criscuolo Park.

Additional Improvements: the MDP proposes a new waterfront trail and linear park along the Quinnipiac River frontage. The park, which generally matches the existing Quinnipiac River (Front Street) Park, includes the trail, landscaping, fencing and other site amenities.

The waterfront park and linear trail will be designed to city standard (similar to Front Street Park and the design of the new Farmington Canal greenway). Bicycles will be allowed. Motorized vehicles will not be allowed. In the event the redeveloper designs and constructs a section of the trail, these sections will be done to city specifications (to be established).

A boat launch facility, in keeping with DEP and City of New Haven policies, is proposed for an area in Criscuolo Park along the Quinnipiac River, adjacent to the MDP. Upon DEP and local approval, the facility will complement the waterfront park/linear trail development. The project will involve installation of a boat launch which can accommodate motorized vessels, supplementing the existing canoe launch, and construction of additional parking in or near the park for cars and trailers.

A timber pier, to be located at the foot of the proposed extension of Blatchley Avenue or near that location, is proposed as an area for fishing and enhance waterfront views. The City will consult with DEP regarding appropriate amenities to facilitate fishing there.



LEGEND		
DESCRIPTION	EXISTING	PROPOSED
STEEL BULKHEAD		
RP PIER		
RESURFACED ROADWAY		
PROPOSED ROADWAY		
PROPOSED SIDEWALKS		
WATERFRONT TRAIL		
TIMBER PIER		
TREES		
WATER		

Revisions		
No.	Date	Description

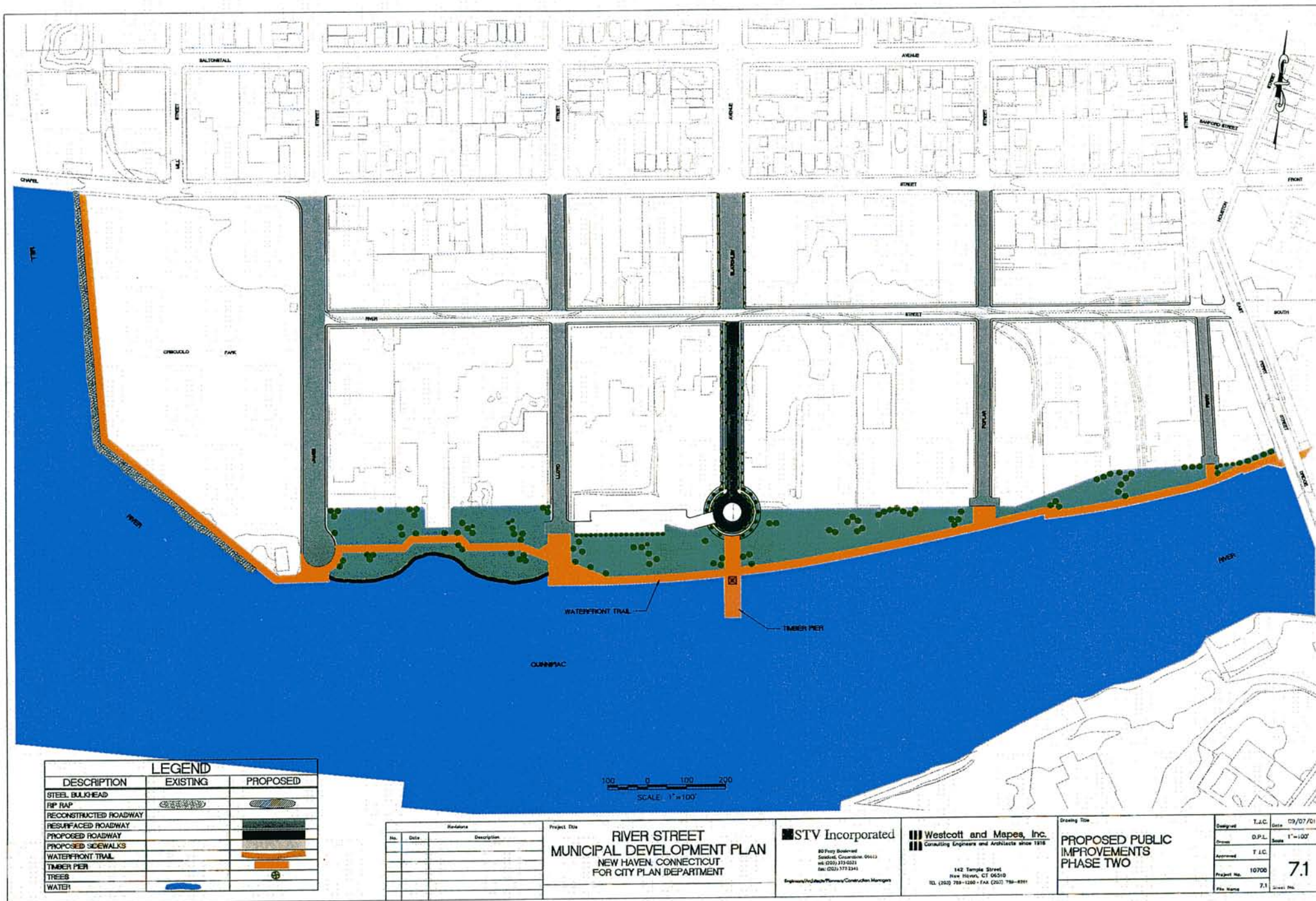
Project Title  
**RIVER STREET  
MUNICIPAL DEVELOPMENT PLAN**  
NEW HAVEN, CONNECTICUT  
FOR CITY PLAN DEPARTMENT

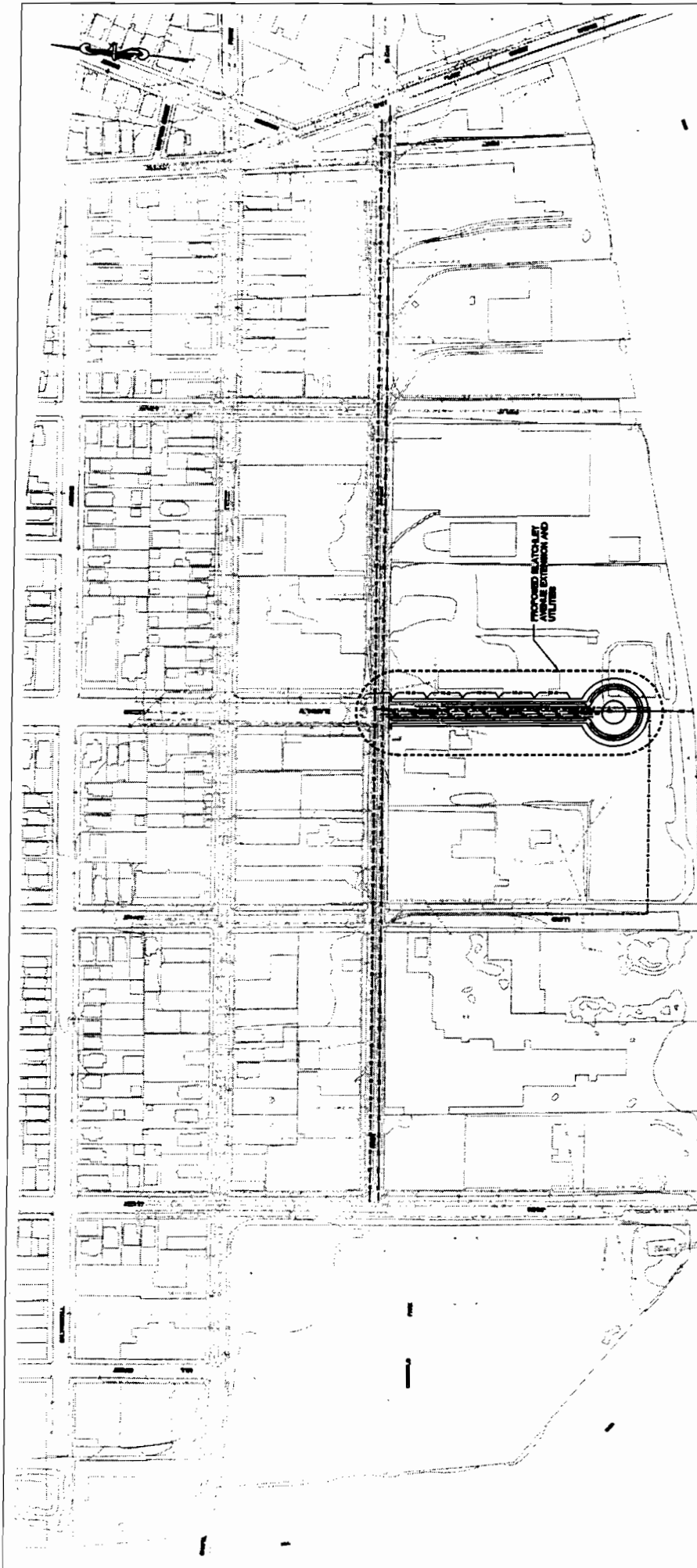
**STV Incorporated**  
10 Ferry Boulevard  
Stamford, Connecticut 06903  
tel: (203) 373-0031  
fax: (203) 377-2341  
Engineers/Architects/Planners/Construction Managers

**Westcott and Mape, Inc.**  
Consulting Engineers and Architects since 1916  
142 Temple Street  
New Haven, CT 06510  
TEL (203) 788-1288 • FAX (203) 788-8281

Drawing Title	Designed	T.J.C.	Date	09/02/01
<b>PROPOSED PUBLIC IMPROVEMENTS PHASE ONE</b>	Drawn	D.P.L.	Scale	1"=100'
	Approved	T.J.C.		
	Project No.	10709		
	File Name	7.0	Sheet No.	







LEGEND		
DESCRIPTION	EXISTING	PROPOSED
ELECTRIC/TELEPHONE	---	---
WATER	---	---
FRESH COLD CABLE	---	---
STORM SEWER	---	---
SANITARY SEWER	---	---
COMBINED SEWER	---	---
GAS	---	---
PROPOSED ROAD	---	---

No.	Date	Revisions

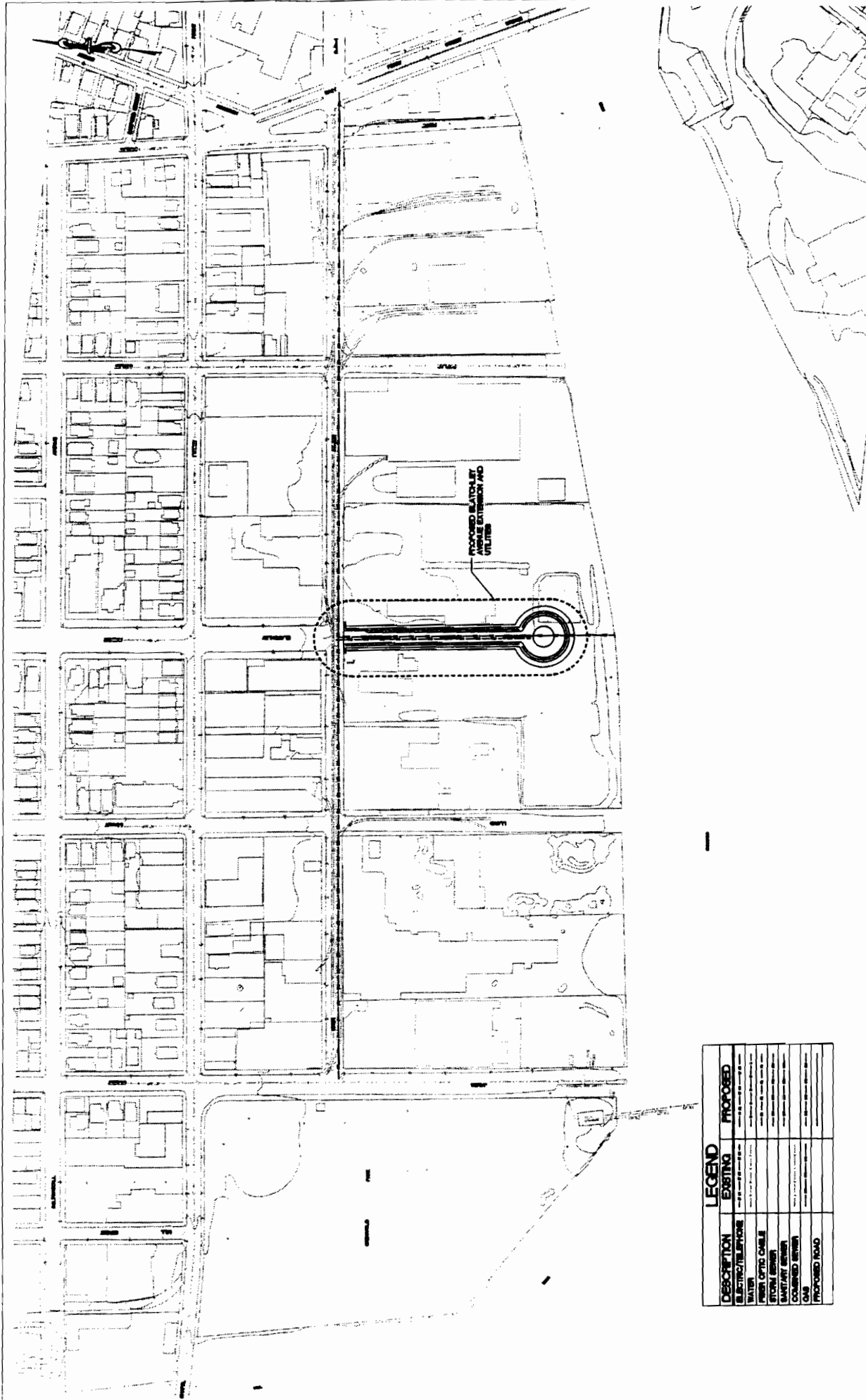
**RIVER STREET**  
**MUNICIPAL DEVELOPMENT PLAN**  
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 FOR CITY PLANNING DEPARTMENT

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 Planning & Design  
 410 Main Street  
 New Haven, CT 06510  
 Tel: (203) 333-1111  
 Fax: (203) 333-1111

**Westcott and Mason, Inc.**  
 Consulting Engineers and Architects since 1919  
 1155 Chapel Street  
 New Haven, CT 06510  
 Tel: (203) 786-1000  
 Fax: (203) 786-1000

**COMPOSITE PLAN**  
**EXISTING AND PROPOSED**  
**UTILITIES**

Designed	T.C.	D.A.C.	W.R.T./N
Approved	T.C.	D.A.C.	W.R.T./N
Project No.	19708		
Scale	8.0		



LEGEND		
DESCRIPTION	EXISTING	PROPOSED
SEWER/STORM		
WATER		
POWER CABLE		
STORM SEWER		
SANITARY SEWER		
COMBINED SEWER		
GAS		
PROPOSED ROAD		

No.	Date	Description

Project No. **RIVER STREET**  
**MUNICIPAL DEVELOPMENT PLAN**  
 NEW HAVEN, CONNECTICUT  
 FOR CITY PLAN DEPARTMENT

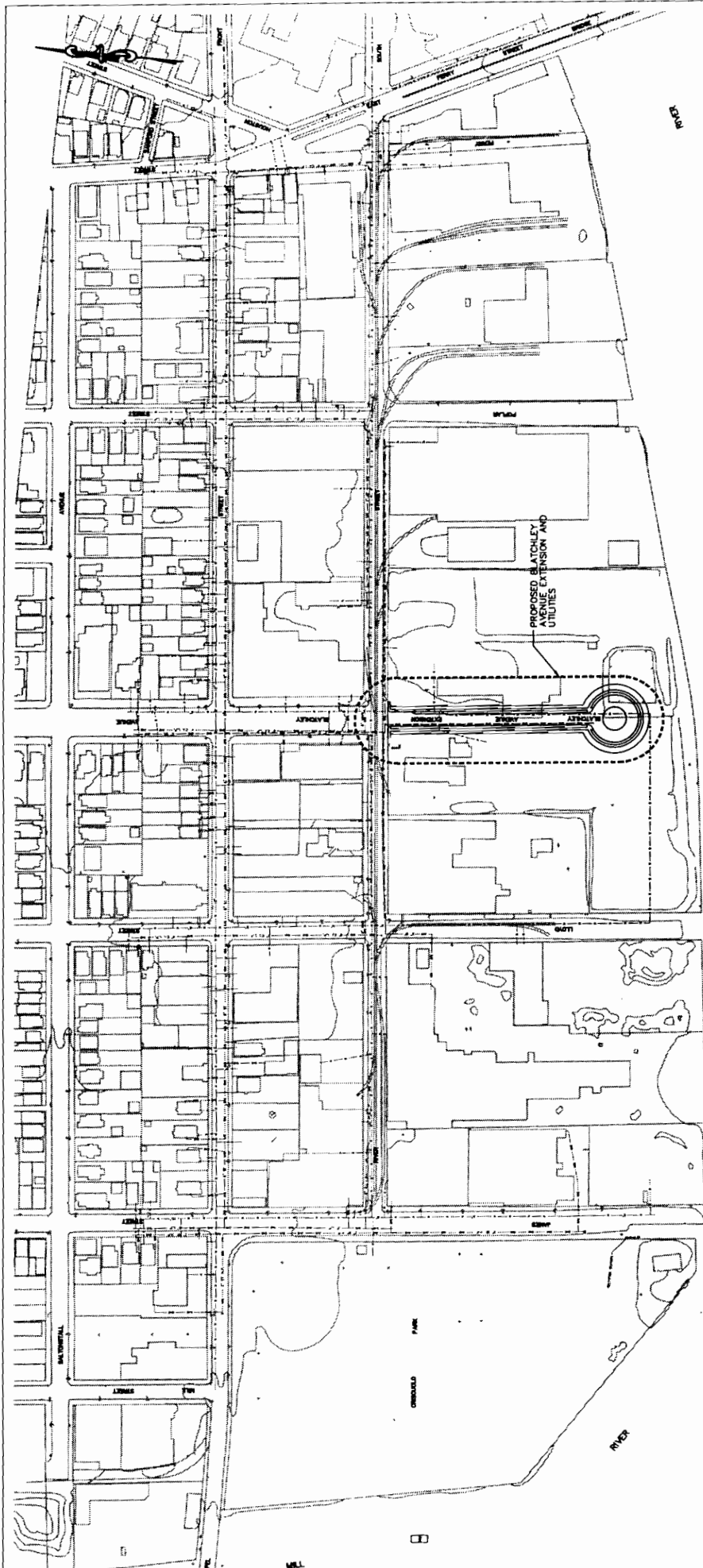
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 New Haven, CT 06511  
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 Fax (203) 777-7772

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 New Haven, CT 06510  
 Tel. (203) 786-1800 Fax (203) 786-1800

**SANITARY AND STORM**  
**EXISTING AND PROPOSED**

Sheet	L.A.C.	8/27/78
Drawn	S.P.L.	T-107
Check	L.A.C.	
Project No.	19788	
Sheet No.	8.0	Sheet No.





QUININIP/AC

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
ELECTRIC/TELEPHONE	—	—
WATER	—	—
FIBER OPTIC CABLE	—	—
STORM SEWER	—	—
SEWANTARY SEWER	—	—
COMBINED SEWER	—	—
SAS	—	—
PROPOSED ROAD	—	—

[illegible]

**RIVER STREET  
MUNICIPAL DEVELOPMENT PLAN  
NEW HAVEN, CONNECTICUT  
FOR CITY PLAN DEPARTMENT**

**STV Incorporated**  
 80 Frey Boulevard  
 Stamford, Connecticut 06615  
 tel. (203) 373-0521  
 fax. (203) 377-2541

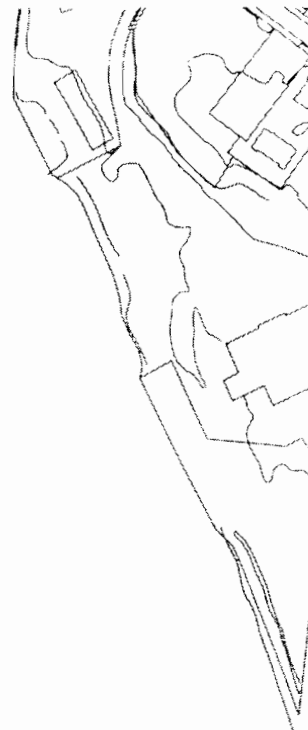
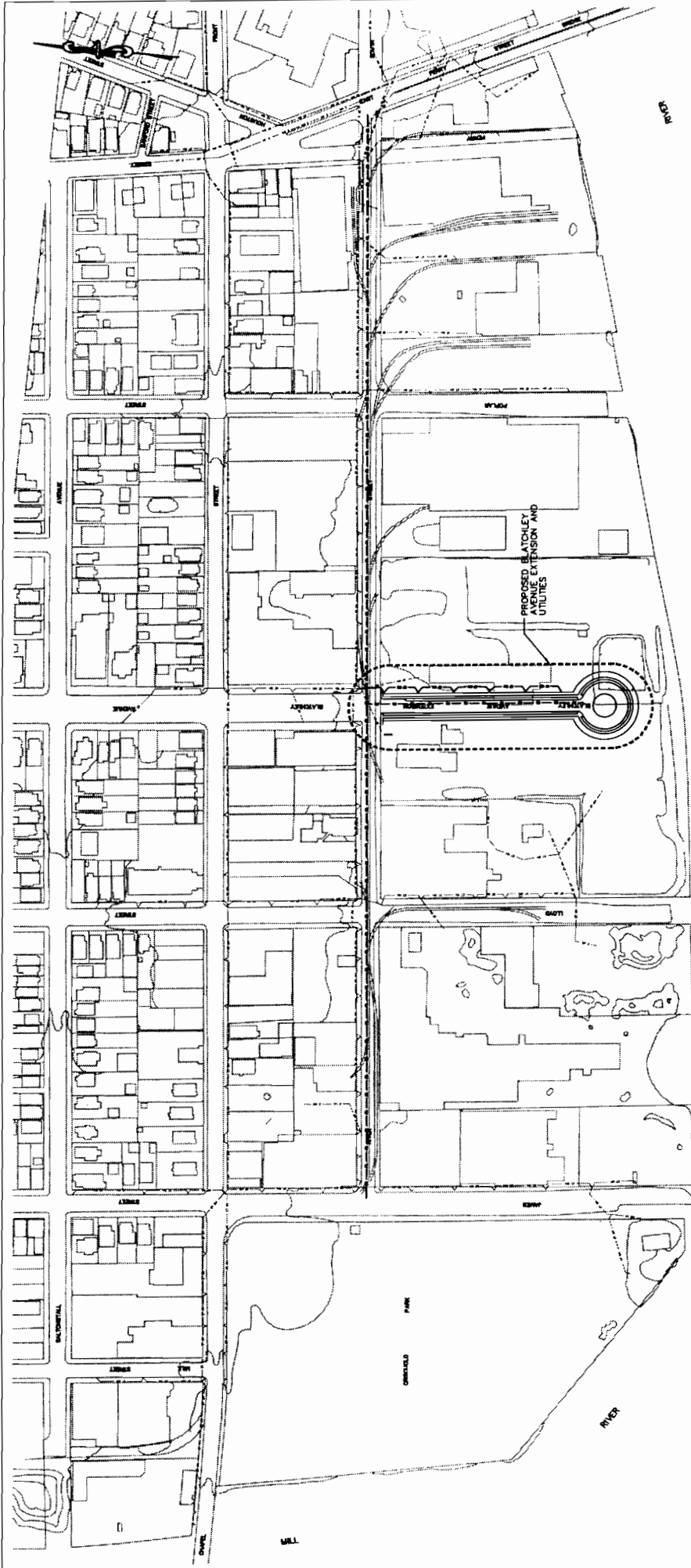
**Westcott and Mopes,**  
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142 Temple Street  
New Haven, CT 06510  
Tel. (203) 766-1960 • Fax (203) 766-2291

Drinking Water  
GAS AND WATER  
EXISTING AND PROPOSED

Subject	T.A.C.	Date	08/07/20
Name	B.P.L.	Score	100%
Group	T.A.C.		8.2
Unit no.	100%		





LEGEND		
DESCRIPTION	EXISTING	PROPOSED
ELECTRIC/TELEPHONE	---	---
WATER	---	---
FIBER OPTIC CABLE	---	---
STORM SEWER	---	---
SANITARY SEWER	---	---
COMBINED SEWER	---	---
GAS	---	---
PROPOSED ROAD	---	---

Project No. _____ Revision _____ Date _____		Project No. _____ Revision _____ Date _____	
RIVER STREET MUNICIPAL DEVELOPMENT PLAN NEW HAVEN, CONNECTICUT FOR CITY PLAN DEPARTMENT			
<b>STV Incorporated</b> 147 Long Boulevard New Haven, CT 06511 Tel: (203) 777-1241 Fax: (203) 777-1242		<b>Westcott and Moseley</b> Consulting Engineers and Architects, Inc. 142 Temple Street New Haven, CT 06510 Tel: (203) 761-1200 - Fax: (203) 761-1201	
Drawing Title <b>ELECTRIC AND TELEPHONE EXISTING AND PROPOSED</b>	Drawing No. <b>8.3</b>	Date <b>8/27/98</b>	Scale <b>AS SHOWN</b>

## E. Present and Proposed Zoning Classification and Subdivision Status of the Project Plan Area and Area Adjacent to the Project Area

### *Present Zoning Classification of the Project Area*

As shown in Map 5, there are three zoning districts within the project area: Industrial H (IH), Residential High Middle Density (RM-2) and Business A (BA). Of the three, IH is the predominant zone (see Table E.1):

Industrial H is the city's most permissive commercial and industrial zone. IH allows for a wide range of commercial and industrial activities, including most automotive related uses, marine related uses, construction services, business services, and heavy commercial and industrial uses. Many uses with the potential for significant adverse impacts are not allowed by right. Instead these uses require a Special Exception from the Board of Zoning Appeals or a Special Permit from the City Plan Commission.

**Table E.1: Existing Zoning**

<b>Zoning Classification</b>	<b>Number of Parcels</b>	<b>% of Project Area</b>
Business A	12	3.1%
Industrial H	28	90.8%
Residential High Middle Density	12	6.1%
<b>Total</b>	<b>52</b>	<b>100.0%</b>

Source: City of New Haven City Plan and Assessors, 2001.

Residential High Middle Density is located in the northeast section of the project area. A number of pre-existing, non-conforming uses are located within the RM-2 zone. These include Regan Metals and Silvestro's automotive garage.

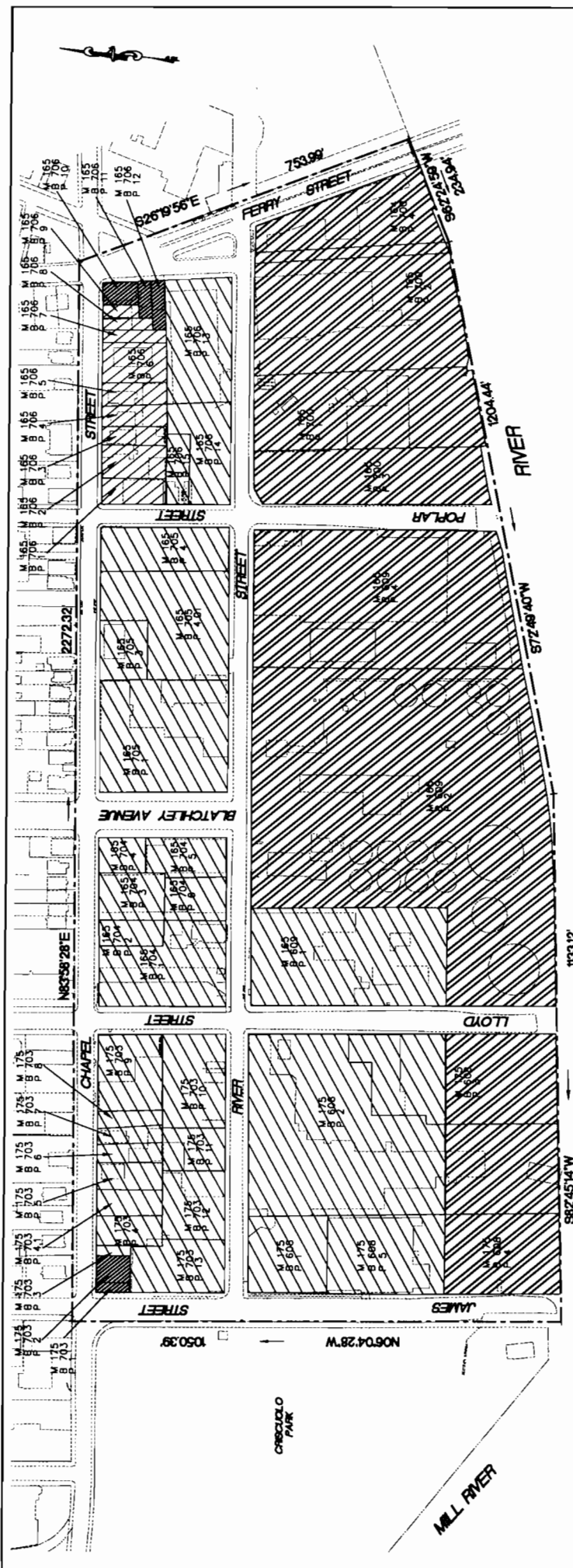
Business A zoning is located in the northwest section of the study area. Business A complements similar zoning on the north side of Chapel Street; however, the only significant BA use is the convenience store at the corner of James and Chapel Streets.

### *Proposed Zoning Classification of the Project Area*

Zoning amendments are proposed that would largely replace the existing IH zone within the project area. The proposed zoning amendment text (draft) is found in Appendix I. Proposed zoning map amendments are found on Map 6.

Industrial L: The more moderate Industrial L zone is proposed for properties within the River Street National Register Historic District and for properties on the north side of River Street. In addition, IL zoning is proposed to replace the RM-2 zoning from 112 Chapel Street east to Ferry Street.





ZONE TABLE

NUMBER	STREET	IMP	OWNER	LAND AREA (S.F.)	EXISTING ZONING	PROPOSED ZONING
1	CHURCH STREET	1	CHURCH STREET	1,100	RM-2	RM-2
2	CHURCH STREET	1	CHURCH STREET	1,100	RM-2	RM-2
3	CHURCH STREET	1	CHURCH STREET	1,100	RM-2	RM-2
4	CHURCH STREET	1	CHURCH STREET	1,100	RM-2	RM-2
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QUINNPIAC

**PROPOSED ZONING**  
 RM-2 (RESIDENTIAL HIGH MIDDLE DENSITY)  
 BA (GENERAL BUSINESS)  
 IL (LIGHT INDUSTRIAL)  
 IM (LIGHT INDUSTRIAL/MARINE)

PARCEL INFORMATION DEPICTED HEREON IS BASED ON CURRENT CITY OF NEW HAVEN TAX ASSESSOR ARCHIVES.



**RIVER STREET  
MUNICIPAL DEVELOPMENT PLAN  
FOR CITY PLANNING DEPARTMENT  
CITY OF NEW HAVEN, CONNECTICUT**

Project No. \_\_\_\_\_

Scale \_\_\_\_\_

Sheet No. **6**

**PROPOSED ZONING**

Westcott and Magnus, Inc.  
Consulting Engineers and Architects since 1967  
142 Temple Street  
New Haven, Conn. 06510  
Tel. 582-1111

Light Industrial / Marine: A new zone, Light Industrial / Marine (IM) is proposed along the south side of River Street from 100 River Street (existing Hess Terminal) east to Ferry Street. In addition, IM is proposed along the Quinnipiac River frontage of 5 James Street, 198 River Street and 34 Lloyd Street. The new zone would allow in IM, by right or by special exception, a wide range of manufacturers and certain goods-producing marine uses, such as boat building companies. IM would restrict warehousing and outdoor storage uses.

#### *Proposed Citywide Zoning Amendments*

Live / Work Loft Space: In addition, amendments are proposed that would allow for live-work loft space as part of a mixed adaptive reuse of existing older multi-level commercial and industrial structures.

Specialty Home Goods and Skilled Trades with a Combination of On Premises Fabrication and Sales: A new category, Specialty Home Goods, is proposed. These uses, which generally are allowed under different headings, would now be specifically encouraged in IL and IM, as well as other zones not found within the project area.

Construction Staging and Outdoor Storage: Restrictions on outdoor storage are proposed. The amendments are intended to encourage more intensive development of property and to minimize less productive space used for construction staging and long-term storage.

#### *Subdivision Status of the Project Area*

There are no undeveloped lands within the project area. Vacant land and buildings all had prior commercial/industrial use over the course of the 20<sup>th</sup> century. Of note, several small properties have been aggregated to larger users. This is the case with Harty Press (owners of nine separate parcels), Regan Metals and others. All of the public right-of-ways, with the exception of Lloyd Street south of River Street, are accepted by the City of New Haven as city streets.

#### *Subdivision Status of the Area Adjacent to the Project Area*

The Fair Haven peninsula is a well-developed urban neighborhood. South of Grand Avenue, the peninsula is comprised of 896 individual properties. Approximately 74% of all parcels and 38% of all land is residential class. The average residential property is 4,814 s.f. Although re-platting does occur, it is generally done only in association with a specific redevelopment project. For example, the Board of Education is acquiring and re-platting two blocks on the west side of James Street for a new K-8 school site.

## **F. Financing Plan**

River Street Municipal Development Project costs, net anticipated proceeds from the sale of redevelopment parcels, are expected to total approximately \$20.1 million. The City of New Haven will assume responsibility for up to \$10.0 million of these expenses through issuance of capital bonds. In addition, approximately \$200,000 in project planning costs have been paid by the City with existing capital projects funds.

In-kind contributions for environmental assessments of approximately \$325,000 will also be made through the Regional Growth Partnership's site assessment program, its U.S. Environmental Protection Agency Brownfields Pilot grant, and through the City's EPA Brownfields Pilot grant.

A U.S. Economic Development Administration Public Works Economic Development grant of approximately \$1.5 million will be sought to address the need to rebuild the River Street roadway and conduct associated subsurface improvements.

The City will request funds to pay remaining costs, which are estimated at approximately \$8 million, from State agencies such as the Department of Economic and Community Development, the Department of Environmental Protection, and the Connecticut Development Authority.

Major expenses will include property acquisition, infrastructure improvement, and grants to offset extraordinary foundation costs required of developers. The soil boring report indicates that pilings will be needed for new buildings. Extraordinary foundation costs are estimated to be \$25 per square foot of foundation, based on the costs incurred recently by Applied Engineering Co., Inc., in the Mill River MDP. Up to 75% of City-approved expenses will be covered: 50% reimbursable upon completion of the foundation; 12.5% reimbursable upon completion of the building; and 12.5% reimbursable within two years of completion of construction upon submission of evidence indicating that minimum employment levels have been reached. If those levels are not reached within the two-year period, the remaining funds will be retained or will be disbursed as an interest-free loan to be repaid within seven years of completion of construction, with the first payment due at the beginning of the third year. The City will hold a lien on the property until the grant funds are released or the loan is repaid.

In addition, grants of up to \$25,000 for up to 20 buildings will be available to improve facades on River and Chapel Streets.

## **G. Administrative Plan**

The City of New Haven acting by and through the New Haven Development Commission or its successors, which has been designated Development Agency (“Development Commission”) for the City of New Haven in accordance with Section 8-188 of the Connecticut General Statutes, will acquire certain properties which contain non-conforming uses or are necessary for the proper development of the area. Properties designated for acquisition at this time are identified on Map 4 – Acquisition Schedule.

The Plan also provides for the acquisition and sale, lease or retention of properties not designated for acquisition on Map 1 – Block and Parcel Map, which are not made to conform to the applicable codes and ordinances of the City of New Haven and objectives of the Plan, or which are necessary to achieve proper land use or to eliminate incompatible, detrimental, or noxious uses in accordance with the objectives, standards, and controls of this Plan; and such other interests in real property including but not limited to easements, air rights, private rights-of-way, and non-conforming uses under the Zoning Ordinance which are necessary to meet the objectives, standards and controls of this Plan will also be undertaken as part of this Plan.

Properties acquired by the City of New Haven under this Plan may be cleared and/or sold or leased for development or rehabilitation, or may be retained by the City for public use as roadways or to provide buffer area between incompatible uses, or for rehabilitation and subsequent disposition.

The Plan provides for installation or construction of project improvements. One or more of the following activities will be undertaken in conjunction with completion of project improvements:

- ❑ Retain a land surveyor to prepare accurate topographic profiles and cross sections of all proposed rights-of-way and easements.
- ❑ Retain an engineer to prepare construction plans and specifications in accord with the engineering requirements of the Department of Economic and Community Development.
- ❑ Obtain test borings for information on subsoil conditions within proposed project boundaries (submitted in Plan).
- ❑ Transmit copies of the construction plans and specifications to City and State agencies, as required for approval, permit or review. Submit copies of approvals, permits or reviews to the Department of Economic and Community Development.
- ❑ Establish the date, time and place for opening bid proposals, and notify the Department of Economic and Community Development.
- ❑ Open bids and submit results to the Department of Economic and Community Development.

- ❑ Notify the Department of Economic and Community Development of contract award and submit the names and addresses of all sub-contractors.
- ❑ Execute the construction contract and transmit a copy to the Department of Economic and Community Development.
- ❑ Establish the date, time and place of the pre-construction conference to be attended by the representatives from the contractor, the Development Commission, City agencies, utility companies, and the Department of Economic and Community Development.
- ❑ Obtain a construction schedule from the contractor and submit a copy to the Department of Economic and Community Development.
- ❑ Direct the land surveyor to stake out off set lines for construction.
- ❑ To administer the site development of the industrial park, the Development Commission will contract with an engineering firm in accord with the engineering requirements of the Department of Economic and Community Development for the design of site improvements and surveys of individual disposition parcels. The engineering firm will also provide all necessary construction, supervision, and inspection.
- ❑ Submit monthly progress reports on construction, prepared by the engineer, to the Department of Economic and Community Development.
- ❑ Schedule final acceptance inspection, upon notification by the engineer that improvements have been completed, and notify the Department of Economic and Community Development.
- ❑ Direct the land surveyor to prepare as-built drawings and send a copy to the Department of Economic and Community Development.
- ❑ Obtain certification from the engineer acknowledging construction performance according to plans and specifications, and transmit a copy to the Department of Economic and Community Development.

The Development Commission will provide and maintain all records, books, papers or documents related to the Plan in accord with the regulations, policies, guidelines and requirements of the Department of Economic and Community Development for administration of a Municipal Development Plan.



## H. Relocation Plan

Of the properties proposed for acquisition, none have residential dwelling units. Therefore, no residential relocations are anticipated and all potential relocation activity will involve businesses. Approximately half of the properties are inactive and will not involve any relocation. Relocation of any affected businesses will be conducted according to Chapter 135, The Department of Economic and Community Development: Uniform Relocation Act, Sections 8-266 through 8-282, of the Connecticut General Statutes. The following businesses would likely be affected by the project::

**Table F.1: Potential Business Relocations**

<b>Business</b>	<b>Address</b>
Regan Metals	53 River Street; 69 Poplar Street
Abcon Environmental Tattoo Shop	142 River Street
Lloyd Terminal, Recyclers of New England, KC Metals (potentially related businesses) Rockwell Heat Treating Artist/Resident Housing (approx. 15)	198 River Street and/or 34 Lloyd Street
St. Raphael's Hospital (storage area for one bus)* Granite counter manufacturer*	90 River Street

Notes:

\*These uses are likely to remain at the site as retention of the building is planned.

The New Haven Office of Economic Development maintains a listing of industrial and commercial properties in the city, which might be suitable for the businesses displaced.

The Relocation Coordinator in the City's Livable City Initiative will be responsible for determining and arranging for delivery of the relocation financial assistance each business is entitled to, as well as assisting with the identification of relocation sites.

## **I. Marketability**

### *Industrial Property*

#### **A. Industrial History**

New Haven's industrial sector grew significantly between the Civil War and World War I, largely because of the City's harbor and rail connections. Metal fabricating industries predominated, with the establishment of the Winchester and Marlin firearms plants in 1870, the Bigelow Boiler factory in 1861, and, later, hardware and tool manufacturers such as H.B. Ives and the Sargent Company. Needle trade companies also became prolific.

Manufacturers, particularly those of hardware, machinery, and carriage parts, were initially attracted to the area of Fair Haven near the harbor, Long Wharf, and existing railroad freight line locations. This development moved further east in 1869 when Hobart Bigelow moved his steam engine and boiler works to River Street. In addition to continued expansion of that operation, Bigelow opened the National Pipe Bending Company at 142 River Street in 1883, and New Haven Nail Company across the street in 1885. Other similar factories followed, and River Street, as did New Haven as a whole, reached its manufacturing peak during World War I.

#### **B. Fair Haven Resources**

Although the manufacturing sector declined in New Haven as it did in most Northeastern cities, especially during the second half of the Twentieth Century, a strong industrial presence remained in Fair Haven. This consistency is due primarily to the neighborhood's accessibility to downtown, its convenient highway access, nearby reservoir of semi-skilled and unskilled labor, proximity to a critical mass of manufacturers and suppliers, and water access near the mouths of the Mill and Quinnipiac Rivers and New Haven Harbor. The River Street industrial area is located within the city's state Enterprise Zone and federal Empowerment Zone.

#### **C. Current State of Manufacturing in New Haven**

Most of the city's remaining garment manufacturers have gone out of business or relocated within the past two decades. Major metal fabricating businesses, such as New Haven Manufacturing, H. B. Ives, U.S. Repeating Arms Co., and Sargents (Assa Abloy, Inc.), are still among the major employers in New Haven. Despite the departure two years ago of Lender's Bagels, food manufacturing businesses have found a niche in the City, with growing concerns such as FoodTech, International and Chabaso Bakery.

A diverse mix of small and medium sized manufacturing operations begun over the past 25 years, such as Applied Engineering Products, Associated Packaging, and Vespoli, USA, contribute to a solid base of goods producing employment. Although manufacturing represents only seven percent of employment in New Haven (5,330 in June of 2000, according to the Connecticut

Department of Labor), those jobs are important for maintaining the stability of the city's working class neighborhoods as manufacturing jobs tend to pay more and provide better benefits than service or retail positions. Most of the city's manufacturing and distribution employment is located in Fair Haven.

#### **D. Reductions in Industrial Space**

Many of New Haven's multi-storied, brick industrial buildings have been converted over the past two decades to other uses as manufacturers have gone out of business or relocated out of town to more modern facilities. These conversions have resulted in the loss of hundreds of thousands of square feet of industrial property, although they have been successfully reborn as condominiums, offices, and artists' studios.

Among these properties in Fair Haven are the Brewery Square condominiums located just beyond the eastern border of the River Street MDP, Foundry Square converted into offices on East Street, and the former A.C. Gilbert Company's renovation on Peck Street as Erector Square office and studio space. In other parts of the city, the Marlin Firearms building was renovated for office use; the Geometric Tool factory building for the City's day care program and for office use; the Pond Lily Factory demolished for a retail development; the former U.S. Steel Site transferred to New Haven Terminal; the former Winchester Rifle complex was, minus fifteen acres retained by Winchester, converted into Science Park technology center, the Seamco Rubber factory renovated for office use; and, currently, the Strouse Adler factory is being redeveloped as a residential facility.

The retention and productive redevelopment of most of these properties is laudable, but the effect has been to reduce the quantity of space available for the creation of industrial jobs and investment. In addition, four industrial properties totaling about 135,000 square feet in size, are being acquired by the City of New Haven both in Fair Haven and the Hill neighborhood for school construction projects. Manufacturing property will also be lost in Fair Haven and on the East Shore due to the Quinnipiac River Bridge and related highway improvement project which is scheduled to get underway in 2002.

Many industrial properties, especially in Fair Haven and specifically on River Street, are devoted to low-intensity, non-manufacturing uses. In addition to the 25 acres of such property identified in this plan, ten acres at Chapel and East Streets owned by the Southern Connecticut Gas Company are leased to Gateway Terminal for salt storage and distribution, the six acre former Robby Len Sleepwear property at State and James Street on which sits a 250,000 square foot older manufacturing facility, serves mostly as warehousing space, the Suzio Concrete operation on Chapel Street has at least four acres of excess space, and the adjacent Alderman Dow scrapyard represents an acre of underutilized property.

Outside of Fair Haven, the approximately 100 acre Amtrak rail yard property between State Street and Middletown Avenue is leased to Anastasio Trucking, the 10-acre Lebov site on Ella T. Grasso Boulevard is used for truck storage and

a weekend flea market, and the adjacent Bixon scrap metal yard covers about three acres of industrial space.

### **E. Recent and Anticipated Requests for Industrial Space**

Over the past year, as in the past several, only a small percentage of the manufacturers, distributors, and other companies in need of manufacturing type space were able to be accommodated in New Haven. Many were seeking the type of location proposed to be developed in the River Street Municipal Development Project area.

About 40 businesses unsuccessfully sought industrial land or buildings through the New Haven Office of Economic Development over the past year. Most of these firms are located outside New Haven, and a couple are from outside of Connecticut.

Six requests were received for facilities of about 6,000 square feet. Three buildings of about that size have been available, but none have room for more than a few parking spaces, and one has an impractical layout.

Twelve businesses, including contractors and high technology product manufacturers, required buildings of between 10,000 and 16,000 square feet in size. Although four properties, three with adequate exterior space, have industrial buildings this size, none have been viable for these businesses.

Spaces of 40,000 to 50,000 square feet were sought by seven businesses, and over 50,000 square feet by another seven. A few companies were seeking land for industrial development, from four to fifteen acres. Many of these required waterfront property.

New requests for industrial space should be coming from those businesses displaced by future school construction projects, the I-95/Quinnipiac River Bridge construction project, and from local businesses requiring expansion space. In addition, those manufacturers attracted to New Haven because of its strategic location at the intersection of Interstates 91 and 95 and its accessible labor force will be seeking property in Fair Haven and elsewhere in the city.

#### *Mixed Use Properties*

### **A. Historic Properties**

The historic factory building complex located at 142 River Street contains about 48,000 square feet and that at 198 River Street about 90,000 square feet of space, comprising about 140,000 square feet of potential mixed use space if renovated. It is not likely, however, that the entire area would be used due to the extremely poor condition of some of the buildings and the lack of architectural significance and suitability for conversion of others.

The three story, 13,000 square foot office structure at the corner of Lloyd and River Streets is the most likely of the three buildings which make up 142 River

Street to be retained. A 26,000 square foot, one story manufacturing area behind it might be retained for warehousing or light assembly use.

At the back of the complex of several buildings which comprise 198 River Street is a 26,000 square foot glass and steel shed with a 36 foot ceiling height. Although it is architecturally interesting, it is in very poor condition. About 61,000 square feet of the complex, including seven structures, would be suitable for renovation for mixed use. Therefore, between 75,000 and 100,000 square feet of space would be included in a conversion project at 142 and 198 River Street.

## **B. Attractiveness of Mixed-Use Conversion Projects**

Conversion of outmoded, historic factory buildings for a variety of commercial uses has been successful in New Haven for many reasons. These include lower lease rates for these properties than in newer buildings, the availability of on-site parking there, locations close to highways, and an architecturally interesting appearance. Renovated factory buildings also provide ample light for arts-related uses.

## **C. Examples of Successful Mixed-Use Conversion Projects**

Over the past two decades several factory buildings have been renovated and have found new life as offices, residential condominiums, artists' studios, child care facilities, etc. The most notable office conversions are Erector Square, the Marlin complex, Seamco, Foundry Square, and Geometric Tool. These projects represent over half a million square feet, with very low vacancy in the first three buildings, and higher but shrinking vacancy rates in the latter two (26% at Geometric Tool) which were more recently renovated (Foundry Square is in the path of the new Quinnipiac River Bridge, complicating the ability to rent space there).

## **D. Anticipated Requests for Space**

A broad range of businesses are expected to be interested in locating in the River Street historic district. Graphic design, advertising, and printing related businesses, as well as architects and engineers, might find the proximity of Harty Press and Phoenix Press, both located at the corner of River and James Streets, convenient. Artists and craftspeople, particularly those involved in home furnishing, will be sought to take advantage of the market established by Fair Haven Woodworks at River Street and Blatchley Avenue. Public service organizations and start-up companies looking for lower rent office space, as well as those businesses attracted by access to the river and location in an architecturally unique environment are also expected to seek space in the buildings.

### *Marketing Approach*

Upon final approval of the River Street MDP, the City will begin aggressively marketing redevelopment sites. The City will continue to work with the marketing consultant for the State Department of Economic and Community Development who has gathered information on the redevelopment sites for inclusion in DECD's

Featured Property Marketing Program. In addition, the City will collaborate with regional real estate brokers to identify suitable businesses and developers, and will approach local businesses which may require expansion space, as well as those which are facing displacement due to construction projects, to ascertain their interest in the site.

Over the past decade several developers have successfully made initial investments in New Haven office and industrial property renovation, and appear to be interested in continuing that activity. The City will contact these developers and other more established developers to ascertain their interest in renovating the historic structures, and will perhaps issue a Request for Proposals for this aspect of the project.

## **J. Statement of Number of Jobs Created / Determination of Impact on Housing Needs**

The proposed River Street MDP will involve the disposition of approximately 25 acres of land for light industrial and mixed use development. An anticipated 200,000 square feet of new, light manufacturing building space will easily be accommodated here. Assuming that about one job will be created per 1,000 square feet, it is estimated that the construction of new industrial space will result in approximately 200 permanent, full time jobs locating there. In addition, using the same average per square foot employment, about 100 industrial, full time jobs are expected after renovation and reuse of existing buildings, particularly the 86,000 square foot facility at 90 River Street. Furthermore, there are an undetermined number of potential jobs from the development of mixed use functions, such as retail and office space. Therefore, through availability of vacant land and existing buildings, the applicant estimates a total of 300 new jobs can be expected from light industry development, in addition to jobs resulting from mixed use purposes.

One of the major objectives for the River Street MDP is the creation of jobs for unemployed and underemployed residents of New Haven. According to 1997 statistics 3,661 in New Haven were unemployed out of a total labor force of 57,295 for an unemployment rate of 6.4%. It is anticipated that the local labor force will be the resource for jobs created as a result of the MDP project.

According to the 2000 Census there were 52,941 housing units in the City of New Haven, 47,094 (89%) occupied, and 5,847 (11%) vacant. Approximately 70% of all occupied housing units were renter-occupied. In Census Tract 1423, in which the River Street MDP is located, there were 1,929 total housing units, with 1,682 occupied and 247 vacant. Of the 1,682 housing units that were occupied, 77% were renter-occupied.

In summary, the following conditions exist or will result from development of the River Street Municipal Development Project.

1. A stated purpose of the project is the creation of jobs for underemployed and unemployed New Haven residents.
2. Anecdotal (Empowerment Zone) and 1990 Census data suggest that the unemployed and underemployed reside in the areas near the project.
3. Those unemployed or underemployed living elsewhere in New Haven can secure access to the project site using existing bus routes.
4. Many activities to increase and improve the housing stock are ongoing adjacent to the project site.

Therefore, the development of the River Street project will not worsen the housing situation in the project area or the City but will provide jobs for those already living in New Haven.

## K. Determination of Findings and Relation of Plan to Definite Local Objectives

It has been determined by the Development Commission, in consultation with the City Plan Commission, that the River Street Municipal Development Plan is consistent with the Comprehensive Plan of Development, the Fair Haven Neighborhood Plan and the City's *Inner City Business Strategy*.

As such, the MDP supports a balanced approach to the development of property within the city's Coastal Area Management Boundary. The waterfront, in particular, in the lower portion of Fair Haven, is an economic asset and a quality of life asset. The project area is planned principally as a light industry and manufacturing district, but the plan also provides opportunities for mixed use and historic preservation and extends public access and waterfront recreation across the peninsula. The MDP is consistent with four Coastal Area Management objectives in that the plan:

1. Protects and improves the natural resources of the Harbor.
2. Guarantees and increases public access to the Harbor.
3. Develops the recreation potential of the Harbor.
4. Maintains and improves existing waterfront residential neighborhoods.

By final approval of this MDP, the New Haven Development Commission shall expressly adopt and affirm the following findings:

- (a) the land and buildings within the boundaries of the project area will be used principally for manufacturing or other economic base business purposes or business support services;
- (b) the Municipal Development Plan is in accordance with the plan of development for the municipality adopted by the City Plan Commission and with the plan of development of the South Central Connecticut Regional Council of Governments, the regional planning agency for the Greater New Haven region;
- (c) the Municipal Development Plan is not inimical to any state-wide planning program objectives of the state or state agencies as coordinated by the Secretary of the Office of Policy and Management;

The Municipal Development Plan will contribute to the economic welfare and the overall quality of life in the City of New Haven and in the State of Connecticut; and that to carry out and administer the project, public action under Connecticut General Statutes Chapter 132 is required.



## **L. Obligations of Redeveloper, including Reuse Controls and Design Standards**

The following controls are hereby imposed on the Redeveloper and shall apply in addition to the provisions of any zoning or building ordinance or other regulations now or hereinafter in force, and shall be implemented by appropriate covenants or other provisions in applicable documents.

1. The Redeveloper and his successors or assigns shall devote such land within the MDP area to uses specified in this Plan for such area.
2. Preference will be given to Redevelopers who establish employment levels within the MDP area of at least 20 jobs per acre or add at least \$1 million in personal property assessed value to the City's Grand List within two years of completion of construction or invest at least \$1 million per acre.
3. The Redeveloper shall begin and complete the development of such land for the uses required in this MDP within a time to be specified in the Land Disposition Agreement. Initiation of development and time for completion shall be determined for expeditious completion based on the scale and complexity of the proposed development and shall be specified in the Land Disposition Agreement.
4. For Reuse Parcels C – G and I, the Development Commission reserves the right to retain fee simple or easement right for public access, waterfront park and trail areas along the Quinnipiac River.
5. For Reuse Parcels E – F, the Development Commission reserves the right to retain fee simple or easement rights for an extension of Blatchley Avenue.
6. For Reuse Parcels (A – G) and for any and all property owned by the City of New Haven within the MDP area, the following uses are expressly prohibited:

Funeral homes, Firing ranges; Firearms training; Pawn shops; Drive-in establishments; Adult entertainment establishments; Automotive establishments; Truck or rail freight yards or terminals; Storage of commercial vehicles; Dumping; Drive-up service windows; Household hazardous waste collection centers; Commercial parking lots and garages, except as accessory or in support of a proposed development; Junkyards; Motor vehicle junkyards; Nitrating processes; Outdoor storage of fuels; Petroleum refining; Slaughterhouse or stock yards; Construction staging areas; Storage yards; Storage yards, buildings and terminals for shipping containers; and Outdoor storage of more than 500 s.f.

7. To the extent that property is transferred from the City or the Commission to the Redeveloper, Land Disposition Agreements shall be the standard agreements used by the City.
8. The Redeveloper is subject to site development and design review. To that end, the Site Development and Design Standards (see next page) are intended to be an effective means of creating compatible building form and high architectural quality that complements the River Street National Register Historic District, the aesthetic qualities of the Quinnipiac River, the proposed waterfront trail and the River Street / Chapel Street frontages.

## **River Street Municipal Development Plan**

### **Site Development and Design Standards**

- I. **Intent.** The Site Development and Design Standards are intended to be an effective means of creating compatible building form and high architectural quality that complements the River Street National Register Historic District, the aesthetic qualities of the Quinnipiac River, the proposed waterfront trail and the River Street / Chapel Street frontages.
- II. **Applicability.** These standards apply to all Reuse Parcels (A – G) contained in this MDP submission. The Redeveloper shall follow the procedures and review process outlined herein.
- III. **Site Development and Design Standards.**
  - A. Site Design and Layout.
    1. Building Placement. For new construction, building placement shall respect the “dual frontages” of River Street/Chapel Street and/or River Street/Quinnipiac River. To that end, new building front setbacks shall be kept to a minimum, allowing for adequate lawn or landscaped areas, but no off-street parking. The setback shall be no more than twenty (20) feet and shall be similar in distance to the setbacks of the adjacent buildings.
    2. Parking Areas. For new construction, parking areas shall be located to the rear or side of the building. Side yard parking, except for side yards along Blatchley Avenue and Poplar Street, shall be not exceed two (2) parking rows. To minimize curb cuts and paving area, loading docks shall be integrated into the parking area. The portion of a parking lot that abuts a street line, abuts the Blatchley Avenue extension or that abuts the Quinnipiac River frontage, shall be screened by hedge rows (maximum height of four feet) planted in a minimum three-foot planting strip.
    3. Mechanicals and Dumpsters. All mechanical areas, dumpsters and support facilities shall be screened with plantings and fencing as appropriate.
    4. Stormwater Treatment Systems. Appropriate controls, designed to remove sediment and oil or grease typically found in runoff from parking and driving areas, shall be included in any stormwater collection system to be installed or upgraded at the site. Non-structural measures to dissipate and treat runoff are strongly encouraged, including infiltration using pervious paving, sheetflow from uncurbed pavement and vegetated swales. If a stormwater collection system must be installed, potential controls shall include gross particle separators, deep sump catch basins with oil-grease traps and/or detention/retention basins. Any catch basins installed in conjunction with roadway or parking lot paving shall have deep sumps to trap sediments and hoods to trap oil and grease. If more than one acre of pavement drains to a common discharge point, a gross particle separator shall also be installed. Advanced designs for gross

particle separators that have been developed, such as Vortech, Downstream Defender and Stormceptor, that are more effective in retaining medium to coarse grained sediments as well as floatables than standard designs, are recommended. The last type of separator is designed to treat runoff from areas up to approximately one acre in size, while the former two can be sized to accommodate flow from larger areas. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area. Provisions shall be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures.

- B. Landscaping. Landscape elements, such as shrubs, planters, lawn areas and street trees are encouraged. Lawn areas shall be irrigated. Shade trees of four (4) inch caliper spaced along street lines at 25 feet is a suitable planting plan for the streetscape area. The following shade trees are encouraged along the streetscape, along the Quinnipiac River frontage and in the interior areas of the parcel:

Fraxinus pennsylvanica	"Patmore"	Patmore Green Ash
Sophora japonica	"Regent"	Regent Scholartree
Gleditsia triacanthos inermis	"Shademaster"	Shademaster Honey Locust
Pyrus calleryana	"Aristocrat"	Aristocrat Pear Tree
Platanus x acerifolia	"Bloodgood"	London Planetree

- C. Fencing. Fencing is allowed, provided the secured areas are treated in a decorative, semi-opaque manner. Fencing is not allowed in the front yard setback area. For areas abutting the Quinnipiac River frontage, the maximum height of fences shall be five feet. Standard chain link fence is prohibited.
- D. Lighting. All exterior lights shall be designed, located, installed and directed in such a manner as to prevent objectionable light and glare across property lines. The maintained horizontal illuminance recommendations, as set forth by the Illumination Engineering Society of North America (IES), shall be observed. All parking area lighting shall be full cut-off type fixtures. Lighting affixed to the building shall be integrated into the design of wall features.
- E. Signage. Signs shall relate in placement and in size to other building elements. Windows, cornices and decorative building details shall not be obscured or covered by signs. Sign materials shall complement the building façade. Multiple signs on one property shall be complementary in design, scale, materials and placement.
1. For all Reuse Parcels, on-premises signs shall not protrude above the roofline, eave or parapet. Belt signs, as defined in the New Haven Zoning Ordinance, shall be individual die-cut letters, mounted individually to the building. Belt signs shall not exceed two (2) square feet per linear foot of building along the primary street frontage; one (1) square foot per linear foot of building along the secondary street frontage; and one-half (.5) square feet per linear foot of building along the Quinnipiac River frontage.

Hanging signs and interior window signs are encouraged; however, interior window signs shall not cover more than 20% of the window area. Track mounting and internally-lit panel boards are prohibited.

2. Pole signs are prohibited; however, "monument-style" ground signs shall be allowed. The maximum height of a monument sign shall be five (5) feet. The maximum area of a monument sign shall be thirty (30) square feet per side (maximum two sides).
3. For multiple-tenant buildings, belt and pole signs shall identify only the building and/or the primary tenant. All other tenants shall be identified at pedestrian-level information signs.
4. Prohibited Signs. The following signs are prohibited: signs advertising products and vendors, rather than businesses/services; Flashing, animated, blinking, rotating, reflecting, or revolving signs; Electronic reader boards and other similar types; Changeable copy signs; Roof signs; Chalkboards or blackboards; Portable signs such as "A" frames; Freestanding signs; Off-premises signs as defined in the New Haven Zoning Ordinance; Signs, other than real estate notices, on vacant or closed buildings; Signs on privately owned benches; Private signs on public property.

#### F. Building Design.

1. Style. New construction shall fit contextually with both the River Street National Register Historic District, the rhythm of the River Street streetscape and the Quinnipiac River. New construction and the rehabilitation of existing buildings shall have both windows and doors that face the street. The proportion and rhythm of these windows and doors shall be maintained to create a consistent image and character within the MDP. Blank walls along building fronts are unattractive, uninviting, and are to be avoided. There shall be no more than twenty (20) feet of horizontal building frontage without a door or window. High quality materials and architectural ornamentation at the ground floor/street level of a building are encouraged.
2. Height. For new construction, building heights shall be similar to the heights of surrounding buildings. While single-story light industrial buildings are allowed, the Redeveloper shall consider second-floor office space, elevated entryways and other methods for adding building height.
3. Materials. For new construction, building materials shall be complementary to buildings located within the National Register Historic District. To that end, high quality stone and masonry materials are encouraged for visible building faces. Mirrored glass and untreated wood and similar wood products are prohibited.
4. Energy Efficiency. The City of New Haven participates in the Rebuild America program and the Cities for Climate Protection Campaign. In

support of these programs and to promote energy efficiency, the Redeveloper is encouraged to meet with utility representatives, the City's Energy Manager and the United States Green Building Council to design improvements in an energy efficient manner. The Redeveloper shall include one or more of the following features in the building design: solar panels, day-lighting fenestration and/or "Energy Star"-rated mechanicals.

G. Building Renovation or Demolition

1. Asbestos Containing Materials. During any building renovation, areas to be disturbed shall be inspected for the presence of Asbestos Containing Materials (ACM). Any abatement project or the removal and disposal of such material shall conform to Federal and State regulations. These include 40 CFR 61, Subparts A, B and M and Section 19a-332a-1 through 19a-332a-16 of the Regulations of Connecticut State Agencies. Prior to the demolition of any commercial, industrial, or public buildings or buildings containing five or more residential units, they shall be inspected for ACM and any such materials shall be removed. The National Emissions Standards for Hazardous Air Pollutants – Subpart M also requires that the Federal Environmental Protection Agency be notified ten working days prior to demolition. The disposal of material containing asbestos requires the approval of the Waste Engineering and Enforcement Division pursuant to Section 22a-209-8(l) of the Regulations of Connecticut State Agencies. Proper disposal technique requires that the material be bagged and labeled and placed in an approved secure landfill.
2. Lead Paint. During any building renovation, areas to be disturbed shall be inspected for the presence of lead paint. Residue generated by the removal of lead paint is considered to be hazardous waste if it meets the characteristics contained at 40 CFR 261. This shall be determined on a case-by-case basis for each abatement project prior to disposal. The disposal of hazardous waste is regulated pursuant to sections 22a-449©-11 and 22a-449©-100 through 22a-449©-110 of the Regulations of Connecticut State Agencies. Proper disposal procedure is for a permitted hazardous waste hauler to transport the waste to an approved disposal facility. The Bureau of Waste Management has prepared a document, "Guidance for the Management and Disposal of Lead-Contaminated Materials Generated in the Lead Abatement, Renovation and Demolition Industries." If rehabilitation of structures involves the removal of exterior paint, certain precautions shall be taken to protect ground and surface water quality. The methods of paint stripping and disposal of spent stripping fluid shall be selected to minimize potential impacts. The Bureau of Water Management has prepared draft guidelines for stripping operations, including the appropriate collection, of testing and disposal procedures for paint stripping wastes.
3. PCBs. The site shall be inspected for any electrical equipment such as transformers or capacitors, which may contain PCBs. In addition, the PCB Transformer Fires Final Rule (40 CFR 761) requires that each PCB

transformer in use or stored for reuse must be registered with the local fire department. PCB transformers are prohibited from use in and near commercial and public buildings.

4. Underground Storage Tanks. The removal of Underground Storage Tanks shall follow the procedures outlined in the code of the National Fire Protection Association (NFPA 30, Appendix B). Individual soil samples shall be obtained from the underlying native soil.
5. Disposal of Demolition Waste. The disposal of demolition waste shall be handled in accordance with applicable solid waste statutes and regulations. Clean fill is defined in section 22a-209-1 of the Regulations of Connecticut State Agencies and includes only natural soil, rock, brick, ceramics, concrete and asphalt paving fragments. Clean fill can be used on site or at appropriate off-site locations. Clean fill does not include uncured asphalt, demolition wastes (e.g. contaminated with oil or lead paint), tree stumps, or any kind of contaminated soils. Landclearing debris and waste other than clean fill resulting from demolition activities is considered bulky waste, also defined in section 22a-209-1 of the Regulations of Connecticut State Agencies. Bulky waste is classified as special waste and shall be disposed of at a permitted landfill or other solid waste processing facility pursuant to section 22a-208c of the Connecticut General Statutes and Section 22a-209-2 of the Regulations of Connecticut State Agencies.

- IV. **Procedures.** Prior to submitting a formal application for purchase of a Reuse Parcel, the Redeveloper is encouraged to hold a pre-application meeting with City staff. An application shall consist of a letter to the City's Director of Economic Development requesting permission to proceed with the application process and describing proposed plans for the Reuse Parcel and a completed Redeveloper's State from Public Disclosure form.

In submitting an application for purchase of a Reuse Parcel, the Redeveloper shall, in addition to all other required submissions, submit a site plan and narrative statement of consistency with these standards, including a thorough statement on energy efficiency.

The Site Plan shall be no smaller than 1" = 20' scale, drawn as appropriate by a registered architect or landscape architect. The Site Plan shall consist of the following components:

- A. A Base Plan, showing the parcel boundary, dimensions, existing and proposed buildings, existing and proposed parking areas, curb cuts, utilities, lighting with specifications, waste disposal areas, fences, service areas, abutting parcels and street lines within a 200-foot radius of the site and buildings and curb cuts located on abutting parcels.
- B. Elevations, at a scale (minimum 1/8"), showing existing and proposed building elevation. Elevations shall indicate height, length and design of the façade area as well as the comparative heights of structures on abutting

parcels. The elevations shall be accompanied by material samples and a color board.

- C. A Landscape Plan, showing the limits of work, existing and proposed tree line, existing and proposed landscape features with planting and maturing size of each type of tree or shrub.
- D. A Sign Plan, showing the location, dimensions, height, material and color of existing and proposed signs, with accompanying elevations.

V. **Approval Process.** The application shall first be approved by the Development Commission. Upon its submission to the Board of Aldermen, it shall be referred to the City Plan Commission for review. The Board of Aldermen shall subsequently hold a public hearing on the proposed property transfer. Once the Board of Aldermen has approved the application, it shall be submitted to the State Department of Economic and Community Development for its approval.

## **M. Prevention of Speculation**

The Redeveloper will be obliged, under the terms of the disposition instrument, to carry out certain specified improvements in accordance with the Municipal Development Plan. The developer will not be permitted to dispose of the property until the improvements are made without the prior written consent of the Development Commission and the Board of Aldermen of the City of New Haven, or in those cases where reuse parcels are under the jurisdiction of the Redevelopment Agency, without the consent of the Redevelopment Agency; consent will not be granted except under conditions that will prevent speculation and protect the interest of the City of New Haven. Disposition instruments will contain a provision consenting to the disposition of all or any part of the developer's interest in the Project Area, such consent to be effective upon the completion by the developer of all the improvements, rebuilding and development work required.



## **N. Provisions of Modification and Termination**

The MDP may be modified at any time by the Development Commission, provided, however, that if the MDP has been approved by the Commissioner of DECD, the consent of the Commissioner of DECD shall be required. If it is modified after the lease or sale of real property within the Project Area by the City, the modification must be consented to by the lessees or purchasers of such real property or their successor or successors in interest affected by the proposed modification.

Where the proposed modification will substantially change the Development Plan as previously approved, the modification must be approved in the same manner as the MDP. Where the proposed modification will affect use of land, the modification of the MDP must be approved by the Commissioner of DECD.

This MDP and/or any modification herein shall be in full force and effect for a period of thirty (30) years from the date of approval of this plan by the Board of Aldermen of the City of New Haven. The termination of this MDP under this provision shall not affect the provisions of Section E herein.

## **O. Affirmative Action / Minority Participation Plan**

### **I. Project Purpose**

- A. Economic Development. The River Street Municipal Development Plan (“MDP”) is a municipal development project. The purpose of the MDP is to stimulate additional light industrial and manufacturing use of the project area and, at the same time, provide new opportunities for public access to the Quinnipiac River and for adaptive reuse and historic preservation of buildings located within the River Street National Register Historic District.
- B. Affirmative Action. The MDP is undertaken under the provisions of Connecticut General Statutes, Chapter 132, pursuant to a duly approved Project Plan. In accordance with the State of Connecticut affirmative action and equal opportunities laws and regulations, with the Connecticut Department of Economic and Community Development regulations requiring the New Haven Development Commission, the city’s Development Agency, to submit and implement a Statement of Minority Participation to ensure that persons of minority groups, women and persons with disabilities, will benefit from the Project and with Article II of Chapter 12½ of the Code of Ordinances of the City of New Haven, entitled “Hiring Practices in the Construction Trades” (“Ordinance”), the City; the Development Commission and all developers, contractors, subcontractors and purchasers and lessees must comply with the provisions of this Statement. Affirmative action and equal opportunity will be implemented in the construction and development project by minority and women group employment participation.

### **II. Minority and Women Participation**

- A. Commitment. By this Statement and Ordinance, the City and the Development Commission, are committed to fostering job creation and retention and to provide opportunities to minority groups and women employment in the construction phase of the development project. Although there is no legal requirement, the City strongly advocates the employment of New Haven residents in the Project workforce, as well as provision of apprenticeship opportunities wherever feasible.
- B. Levels of Commitment. In accord with the project’s minority and women participation standard, the City acting through its duly authorized Development Agency, shall require contractors and sub-contractors to hire minority and women construction workers in constructing the project.

Contractors are required to make good faith efforts to employ physically disabled persons. Although specific goals are not being set, the contractor’s affirmative action plans, which must be submitted at the pre-award conferences, must address the possibility of employment of the physically disabled. The City shall analyze the existing and proposed aspects of the

Project to ascertain possible design barriers found within in a reasonable period of time. In addition, all engineering and architectural specifications for infrastructure and any facilities shall contain provisions for the accommodation of the physically disabled.

1. Minority Construction Workers Defined

Minorities for this area of participation are citizens of the United States who are African American, Hispanic American, Native American, Asian American, Eskimo or Aleutian.

2. Implementation Method

- (a) Bid Advertisement. Announcements inviting lump sum or unit price bids to construct the Project will advise potential bidders of the following:
  - 1. The participation of minority and women construction workers is an integral part of the project plan, required by the terms and conditions of any federal and state grants-in-aid to develop the project.
  - 2. The performance standard for minority and women construction workers for the project is 25% and 6.9% per craft/trade respectively of the total person-days of on site labor required to complete project activities.
  - 3. Ability and willingness to meet the project's minority and women construction workers performance standards is an integral qualification for all bidders.
- (b) Reporting System. Compliance reports will be filed with the City in the form and to the extent prescribed in a contract by the Contract Compliance Director of the City.
- (c) Affirmative Action Agreement. The following Affirmative Action Agreement shall be included and become a part of all contracts between the City and the Contractor:

## **EQUAL EMPLOYMENT OPPORTUNITY**

During the performance of this contract, the Contractor agrees as follows:

- (a) To comply with all provisions of Executive Order 11246 and 11375, Connecticut Fair Employment Practices Act, and Chapter 12½ of the Code of Ordinances (the contract compliance ordinance) of the City, including all standards and regulations which are promulgated by the government authorities who (established) administer such acts and requirements, and all standards and regulations are incorporated herein by reference.
- (b) Not to discriminate against any employee or applicant for employment because of race, color, religion, age, sex, physical disability or national origin. The Contractor take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to race, color, religion, sex, age or national origin and physical disability. Such action shall include, by not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship;
- (c) To post, in a conspicuous place available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause;
- (d) To state in all solicitations and advertisements for employees placed on behalf of the contract, that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, physical disability or national origin;
- (e) To send to each labor union representative of workers with whom the Contractor has a collective bargaining agreement, or other understanding or contract, a notice advising a labor union or worker's representative of the Contractor's commitments under the equal opportunity clause of the City and to post copies of the notice in conspicuous places available to employees and applicants for employment. The contractor shall register all workers in the skilled trades, who are below the journeyman level, with the Connecticut Department of Labor, Office of Job Training and Skill Development;
- (f) To utilize Department of Labor- and City-sponsored manpower programs as a source of recruitment and to notify the contract compliance unit and such programs of all job vacancies;
- (g) To utilize the New Haven Contractor's Alliance as a source of recruitment for employees and for sub-contractor services and to notify the contract compliance unit and such programs of all job vacancies;

- (h) To employ New Haven residents and to provide apprenticeship opportunities whenever feasible. Although there is no legal requirement, the City and its Development Agency are committed to fostering job creation to provide opportunities for its residents;
- (i) To furnish all information and reports required by the Contract Compliance Director pursuant to Sections 12½-1; 12½-19 – 12½-32; and 12½-48 – 12½-52 and to permit access to books, records and accounts by the contracting agency, the Contract Compliance Officer and the Department of Labor for purposes of investigation to ascertain compliance with the program;
- (j) If such Contractor employs three or more employees to refrain from paying such employees membership dues and related expenses for clubs that restrict membership or use of their facilities on the basis of race, color, sex, religion, national origin or ancestry;
- (k) To take such action, with respect to any subcontractor, as the City may direct as a means of enforcing the provisions of sub-paragraphs (a) through (n) herein, including penalties and sanctions for noncompliance, provided however that, in the event, the contractor becomes involved or threatened with litigation to the extent necessary to protect the interest of the City and to effectuate the City's Equal Employment Opportunity Program, in the case of funded directly or indirectly, in whole, or in part, under one of more Federal Assistance Programs, the contractor or the City may ask the United States to enter such litigation to protect the interest of the United States;
- (l) To file, along with subcontractors at every tier, if any, compliance reports with the City in the form and to the extent prescribed in the contract by the Contract Compliance Director of the City. Compliance reports filed at such times as directed shall contain information as to the employment practices, policies, programs and statistics of the contractor and subcontractors and/or vendors;
- (m) To include the provisions of sub-paragraphs (a) through (n) of this Equal Opportunity Clause in every subcontract or purchase order so that said provisions will be binding upon each subcontractor or vendor;
- (n) That a finding, as hereinafter provided, of a refusal by the contractor, or subcontractor, to comply with any portion of this program as herein stated and described, may subject the offending party to any or all of the following penalties:
  - 1. Withholding of all future payments under the involved public contract to the contractor in violation until it is determined that the contractor, or subcontractor, is in compliance with the provisions of the contract;

2. Refusal of all future bids for any public contract with the City, or any of its departments or divisions, until such time the contractor or subcontractor, is in compliance with the provisions of the contract;
3. Cancellation of the public contract;
4. Recovery of specified monetary penalties;
5. In case of a substantial or material violation, or the threat of substantial material violation of the compliance procedure or as may be provided in for by the contract, appropriate equitable or legal proceedings may be brought to enforce these provisions against the contractors, subcontractors or other organizations, individuals or groups who directly or indirectly are not in compliance with the policy herein outlined.

### III. Responsibility

By form of this Statement on Minority Participation, bidders for prime contracts, subcontracts and sub-subcontractors are served notice that, in order to qualify as responsible bidders for award of and performance of any contract attendant to the construction work for the project, they must be willing and able to strive for the project's established goals.

Failure of the awardee of a contract for construction of the project to implement the minority and women participation standard certified to by the award of the contract, or its falsification of any such contractor's required reports related thereto, shall be deemed to be a breach by the contractor of the awarded construction contract.

IN WITNESS WHEREOF, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the contract has caused three counterparts of this Agreement to be executed and delivered:

\_\_\_\_\_  
Contractor

WITNESS:

\_\_\_\_\_

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_

By: \_\_\_\_\_  
(Title)

IN WITNESS of the fact that we have read this Minority Participation Statement and are aware of our responsibilities under these conditions, and in testimony of our willingness and ability to work for the project's minority and women participation goals and implement its mandatory participation standard, as to be attained by the Contractor, we hereby affix our signatures.

New Haven Development Commission  
Sub-grantee

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

City of New Haven  
Grantee

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

## P. Appraisal Reports and Title Searches

Appraisal reports and title searches have been completed for each property proposed for acquisition under the Plan. A valuation summary is provided in Table P.1. The complete documents are submitted under separate cover.

**Table P.1: Appraisal Summary**

Property Address	Appraisal #1	Appraisal #2 (O,R & L)
100 Chapel St., 69 Poplar St., 53 River	\$200,000 (Amodio)	\$65,000 (53), \$50,000 (100) \$20,000 (69) total: \$135,000
112 Chapel St.	\$65,000 (Estrada)	\$80,000
46 River St.	\$400,000 (Estrada)	\$420,000
56 River St.	\$175,000 (Estrada)	\$235,000
90 River St.	\$2,100,000 (Amodio)	\$1,925,000
100 River St.	\$2,000,000 (Estrada)	\$1,400,000
142 River St.	\$362,500 (Amodio)	\$375,000
34 Lloyd St.	\$550,000 (Estrada)	\$400,000
198 River St.	\$785,000 (Estrada)	\$725,000
<b>TOTAL</b>	<b>\$6,637,500</b>	<b>\$5,695,000</b>



## Q. Environmental Assessment

As part of the project planning process, the City of New Haven has prepared Phase I Environmental Site Assessments (ESAs) on all of the properties proposed to be acquired. As shown below, Phase II ESA are to be completed on all but one of the subject properties. Several of the proposed acquisitions are subject to the Connecticut Transfer Act:

**Table Q.1: Environmental Testing on Target Properties in the Project Area**

Address	Phase I ESA*	Phase II ESA**	Subject to the Transfer Act***
100 Chapel Street	X	Needed	Likely
69 Poplar Street and 53 River Street	X	Needed	Likely
112 Chapel Street	X	Needed	Not likely
46 River Street	X	Needed	Likely
56 River Street	X	Needed	Not likely
90 River Street	X	X	Not likely
100 River Street	X	Needed	Likely
142 River Street	X	Needed	Not likely
34 Lloyd Street	X	Needed	Likely
198 River Street	X	Needed	Likely

\*All Phase I Environmental Site Assessments conducted in September, 2001, by Facility Support Services.

\*\*The property at 90 River Street was remediated when it was purchased in April, 2000.

\*\*\*An environmental attorney, if needed, will be consulted to confirm whether or not properties are subject to the Transfer Act. However, in the event that the City acquires any or all of the targeted properties, remediates them, and then transfers them to private developers, the Transfer Act will not be relevant as municipal purchases are not subject to it,

## **R. Project Plan Approvals**

cc: 11/25/02 - Nelson Kozak - Mayor  
Nelson Kozak - City Clerk  
City of New Haven

## REPORT OF THE

Committee on ..... Community Development re:  
Order of the Board of Aldermen of the  
City of New Haven approving the River Street  
Municipal Development Project Plan.

BOARD OF ALDERMEN, December 17, 2002  
Read for the first time, and ordered  
printed in the Journal.

*Stanley Rosen*

City/Town Clerk

BOARD OF ALDERMEN, January 1, 2003  
Read for the second time, accepted,  
and Order, as amended, see amendment  
enclosed, passed by a viva voce vote.

*Richard D. Smith*

City/Town Clerk

CITY OF NEW HAVEN, 1/16/03

Approved,

*John J. Blawie*

Mayor

Recorded,

BOARD OF ALDERMEN RECORDS, VOL. 8 P. 1

City/Town Clerk

CERTIFIED COPY  
PASSED AND APPROVED  
Attest *Wanda Gray* City Clerk  
1/16/03

THEY THEREFORE RESPECTFULLY RECOMMEND THE PASSAGE OF THE  
FOLLOWING ORDER.

ALL OF WHICH IS RESPECTFULLY SUBMITTED.

ROBIN KROOGMAN

CHAIRMAN.

ORDERED THAT

The amendment to the River Street Municipal Development Project Plan is made in response to requirements by the State Department of Environmental Protection that additional language be inserted in the Plan that:

- specifies standards and preferred methods of controlling stormwater runoff.
- outlines the requirements for investigating buildings to be renovated or demolished for hazardous materials and underground storage tanks, and the removal and disposal of these materials if needed
- includes the installation of a proposed boat launch facility in Criscuolo Park.
- includes the construction of a timber fishing pier off of the proposed River Street walkway.

Community Development.

Favorable.

December 13, 2001.

ORDER OF THE BOARD OF ALDERMEN OF THE CITY OF NEW HAVEN  
APPROVING THE RIVER STREET MUNICIPAL DEVELOPMENT PROJECT  
PLAN

WHEREAS, the New Haven Development Commission has caused to be prepared a Project Plan for the project known as the River Street Municipal Development Project pursuant to the provisions of Chapter 132, Section 8-186 through 8-200b and Chapter 5881 of the Connecticut General Statutes, as amended; and

WHEREAS, the Project Plan was referred to the New Haven Planning Commission which found that the Plan conforms to the plan of development for the City of New Haven; and

WHEREAS, the Project Plan was referred to the regional planning agency known as the South Central Regional Council of Governments which found that the Plan conforms to the regional plan of development; and

WHEREAS, thereafter, the New Haven Development Commission held a public hearing on the River Street Municipal Development Project plan on the third day of October, 2001, pursuant to the provisions of local law, state statute, and Chapters 132 and 5881 of the Connecticut General Statutes, as amended; and

WHEREAS, the New Haven Development Commission approved the Plan on October 9, 2001; and

WHEREAS, the State of Connecticut Office of Policy and Management has indicated that the Plan is not inimical to any state wide planning program objective of the State.

NOW THEREFORE, THE NEW HAVEN BOARD OF ALDERMEN HEREBY RESOLVES:

- (1) That the findings approved by the Development Commission and included in the Plan under "Determination of findings and Relation of Plan to Definite Local Objectives" are hereby adopted by this Board and incorporated herein by reference as if fully set forth.
- (2) That the land and buildings within the project area will be used

principally for industrial and business uses; that the land and buildings within the boundaries of the Project Area will be used primarily for manufacturing or other economic base business purposes or business support services; that the plan of development is in accordance with the plan of development for the municipality, if any, adopted by its planning commission and the plan of development of the regional planning agency, if any, for the region within which the municipality is located; that the plan is not inimical to any statewide planning objectives of the state or state agencies as coordinated by the Secretary of the Office of Policy and Management; and that the project will contribute to the economic welfare of the municipality and the State of Connecticut; and that to carry out and administer the project, public action under Chapters 132 and 5881 of the Connecticut General Statutes as amended is required.

NOW, THEREFORE, IT IS ORDERED,

- (1) That the Plan for the proposed River Street Municipal Development Project is hereby approved; and
- (2) That the Development Administrator is hereby authorized to submit the Project Plan to the Connecticut Department of Economic and Community Development for approval.
- (3) The Development Commission is hereby authorized and directed to take all steps necessary to carry out the Plan including the acquisition of property by purchase, lease, exchange, or through the exercise of eminent domain as authorized by Chapters 132 and 5881 of the Connecticut General Statutes.

BE IT FURTHER ORDERED that the Office of the Economic Development Administrator shall provide the Board of Aldermen no later than January 7, 2002 with a written plan for the following: retention of the existing businesses in the MDP; improvement of the residential and commercial properties bordering the MDP; possible development of a youth center in or near the MDP; reuse of brownfields in the MDP; and involvement of Empower New Haven, Inc. in development of the MDP.

NEW HAVEN  
TOWN CLERKS OFFICE  
RECEIVED  
DEC 24 11 09 AM '01  
BY  
TOWN CLERK  
ASST. TOWN CLERK

BE IT FURTHER ORDERED that the River Street Municipal Development Project Plan is further amended as follows:

1. To the "Site Development and Design Standards" subsection of Section L. Obligations of Redeveloper, is added Section III.A.4. Stormwater Treatment Systems: Appropriate controls, designed to remove sediment and oil or grease typically found in runoff from parking and driving areas, shall be included in any stormwater collection system to be installed or upgraded at the site. Non-structural measures to dissipate and treat runoff are strongly encouraged, including infiltration using pervious paving, sheetflow from uncurbed pavement and vegetated swales. If a stormwater collection system must be installed, potential controls shall include gross particle separators, deep sump catch basins with oil-grease traps and/or detention/retention basins. Any catch basins installed in conjunction with roadway or parking lot paving shall have deep sumps to trap sediments and hoods to trap oil and grease. If more than one acre of pavement drains to a common discharge point, a gross particle separator shall also be installed. Advanced designs for gross particle separators that have been developed, such as Vortech, Downstream Defender and Stormceptor, that are more effective in retaining medium to coarse grained sediments as well as floatables than standard designs, are recommended. The last type of separator is designed to treat runoff from areas up to approximately one acre in size, while the former two can be sized to accommodate flow from larger areas. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area. Provisions shall be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures.

#### Section III.G. Building Renovations or Demolition.

1. Asbestos Containing Materials. During any building renovation, areas to be disturbed shall be inspected for the presence of Asbestos Containing Materials (ACM). Any abatement project or the removal and disposal of such material shall conform to Federal and State regulations. These include 40 CFR 61, Subparts A, B and M and Section 19a-332a-1 through 19a-332a-16 of the Regulations of Connecticut State Agencies. Prior to the demolition of any commercial, industrial, or public buildings or buildings containing five or more residential units, they shall be inspected for ACM and any such materials shall be removed. The National Emissions Standards for Hazardous Air Pollutants – Subpart M also requires that the Federal Environmental Protection Agency be notified ten working days prior to demolition. The disposal of material containing asbestos requires the approval of the Waste

Engineering and Enforcement Division pursuant to Section 22a-209-8(l) of the Regulations of Connecticut State Agencies. Proper disposal technique requires that the material be bagged and labeled and placed in an approved secure landfill.

2. Lead Paint. During any building renovation, areas to be disturbed shall be inspected for the presence of lead paint. Residue generated by the removal of lead paint is considered to be hazardous waste if it meets the characteristics contained at 40 CFR 261. This shall be determined on a case-by-case basis for each abatement project prior to disposal. The disposal of hazardous waste is regulated pursuant to sections 22a-449©-11 and 22a-449©-100 through 22a-449©-110 of the Regulations of Connecticut State Agencies. Proper disposal procedure is for a permitted hazardous waste hauler to transport the waste to an approved disposal facility. The Bureau of Waste Management has prepared a document, "Guidance for the Management and Disposal of Lead-Contaminated Materials Generated in the Lead Abatement, Renovation and Demolition Industries." If rehabilitation of structures involves the removal of exterior paint, certain precautions shall be taken to protect ground and surface water quality. The methods of paint stripping and disposal of spent stripping fluid shall be selected to minimize potential impacts. The Bureau of Water Management has prepared draft guidelines for stripping operations, including the appropriate collection, of testing and disposal procedures for paint stripping wastes.

3. PCBs. The site shall be inspected for any electrical equipment such as transformers or capacitors, which may contain PCBs. In addition, the PCB Transformer Fires Final Rule (40 CFR 761) requires that each PCB transformer in use or stored for reuse must be registered with the local fire department. PCB transformers are prohibited from use in and near commercial and public buildings.

4. Underground Storage Tanks. The removal of Underground Storage Tanks shall follow the procedures outlined in the code of the National Fire Protection Association (NFPA 30, Appendix B). Individual soil samples shall be obtained from the underlying native soil.

5. Disposal of Demolition Waste. The disposal of demolition waste shall be handled in accordance with applicable solid waste statutes and regulations. Clean fill is defined in section 22a-209-1 of the Regulations of Connecticut State Agencies and includes only natural soil, rock, brick, ceramics, concrete and asphalt paving fragments. Clean fill can be used on site or at appropriate off-site



locations. Clean fill does not include uncured asphalt, demolition wastes (e.g. contaminated with oil or lead paint), tree stumps, or any kind of contaminated soils. Landclearing debris and waste other than clean fill resulting from demolition activities is considered bulky waste, also defined in section 22a-209-1 of the Regulations of Connecticut State Agencies. Bulky waste is classified as special waste and shall be disposed of at a permitted landfill or other solid waste processing facility pursuant to section 22a-208c of the Connecticut General Statutes and Section 22a-209-2 of the Regulations of Connecticut State Agencies.

2.To Section D. Description of the type and location of the existing streets, sidewalks, water and sewerage systems, drainage systems and other utilities listed in the project area. *Proposed Improvements*, is added:

A boat launch facility, in keeping with DEP and City of New Haven policies, is proposed for an area in Criscuolo Park along the Quinnipiac River, adjacent to the MDP. Upon DEP and local approval, the facility will complement the waterfront park/linear trail development. The project will involve installation of a boat launch which can accommodate motorized vessels, supplementing the existing canoe launch, and construction of additional parking in or near the park for cars and trailers.

A timber pier, to be located at the foot of the proposed extension of Blatchley Avenue or near that location, is proposed as an area for fishing and enhance waterfront views. The City will consult with DEP regarding appropriate amenities to facilitate fishing there.



STATE OF CONNECTICUT  
OFFICE OF POLICY AND MANAGEMENT

InterOffice Memo

To: Maya Loewenberg, Project Manager  
From: Jeffrey Smith, Planning Specialist *JS*  
Date: January 16, 2002  
Subject: Stage II Plan Review – River Street Municipal Development Plan, New Haven

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In my December 18, 2001 memo to you regarding this project, I indicated that DEP could not make a determination as to whether the Plan is inimical to its program planning objectives. Since that time, I have received a memo from DEP (attached), indicating that revisions to the municipal development plan have addressed that agency's concerns and that the plan is not inimical to its planning programs objectives.

I have also received a copy of a memo from Dawn Maddox of the Historical Commission (attached) indicating that, even though the development represents an adverse effect, the commission sees no feasible or prudent alternative. The commission goes on to express its support for the project, with certain stipulations.

With receipt of these two memos, we can now find that the River Street Municipal Development Plan is not inimical to the program planning objectives of any of the responding agencies.

I can be reached at 418-6395 if there are any questions in this regard.



James F. Abromaitis  
Commissioner



State of Connecticut  
Department of Economic and  
Community Development

March 5, 2002

The Honorable John Destefano, Jr. Mayor  
City of New Haven  
165 Church Street  
New Haven, CT 06510

Re: River Street Municipal Development Plan

Dear Mayor Destefano:

In accord with section 32-224(c) of the Connecticut General Statutes, I am pleased to approve the Municipal Development Plan (MDP) prepared for the River Street of the City of New Haven. The MDP, dated January 2002, prepared for the River Street section of the Fair Haven neighborhood and titled River Street, Municipal Development Plan, City of New Haven.

This approval does not constitute a funding commitment nor approval of the \$8 million preliminary budget as identified in the Financing Plan Section of the document. Applications for financial assistance for phased project implementation will be handled separately as part of the DECD financial assistance application procedures.

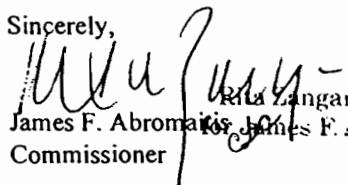
Implementation of this project will help the City of New Haven revitalize the City's oldest industrial corridors and help in the creation of jobs for unemployed and underemployed residents of New Haven. Upon full implementation, the plan will result in over 150,000 s.f. of new construction, adaptive reuse of buildings in the River Street National Register Historic District and new public access to the Quinnipiac River. In addition to jobs resulting from mixed-use purposes, new jobs can be expected from light industry development.

Consistent with the Governor's commitment to support appropriate redevelopment of underutilized land resources, toward increased competitiveness and success for the Connecticut economy, we are pleased to have an opportunity to work with you on this project.

Please ensure that a copy of the MDP is filed with the city clerk for use in reference regarding any development within the project area. Confirmation of this filing should be forwarded to this office.

Thank you for the opportunity to review and approve the Municipal Development Plan. Our staff will continue to be available to you and your staff through the life of the project and beyond. If you have any questions, please contact Chet Camarata, Executive Director, and Infrastructure & Real Estate Division at (860) 270-8140. Please feel free to call me directly if I may be of assistance.

Sincerely,

  
Rita Langari, Deputy Commissioner  
James F. Abromaitis, Commissioner

Cc: Chet Camarata, Helen Rosenberg, Henry Fernandez

## Appendix

A.	Subsurface Site Investigation Reports and Map (Boring Logs)
B.	Statements Regarding the Adequacy of Utilities
C.	Characteristics of Jobseekers, Connecticut Department of Labor
D.	Demographic Data
E.	Census Tract Map
F.	Environmental Site Investigation Report, Scope of Services, Statement of Qualificaitons of Selected Group
G.	Flood Zone Map
H.	Coastal Zone Regulations
I.	Proposed Zoning Regulations