

Union Square Choice Neighborhood Initiative

May 23rd Housing Task Force Committee Meeting

High School in the Community - 175 Water Street, New Haven, CT

Attendees:

Malachi Bridges

Rosaly Rosario

Mark Wilson

Ed LaChance

Charmain Yun**

Ken Boroson

John Pupello

Roni Elliott

Eliza Halsey

Dolores Colon

Thommye Shaw

Doris Doward

Claudette Kidd

Michael Piscitelli

Linda Cross

Jeffrey Walker

Elizabeth Torres**

Laura Brown

Gus Keach-Longo

**Housing Task Force Co-Leads

Meeting Feedback:

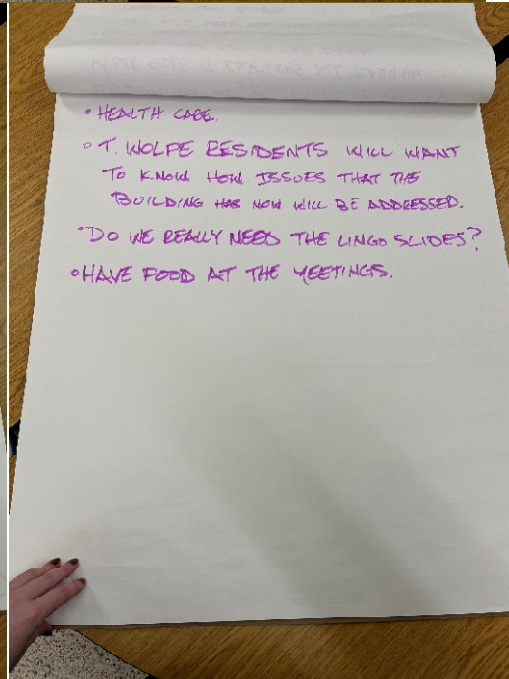
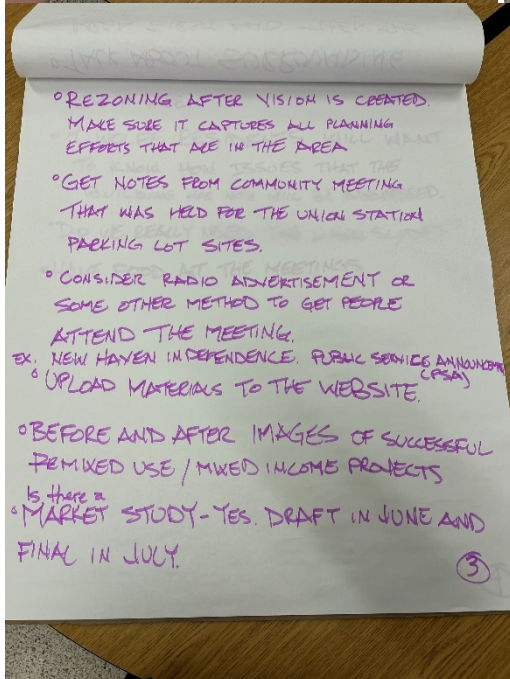
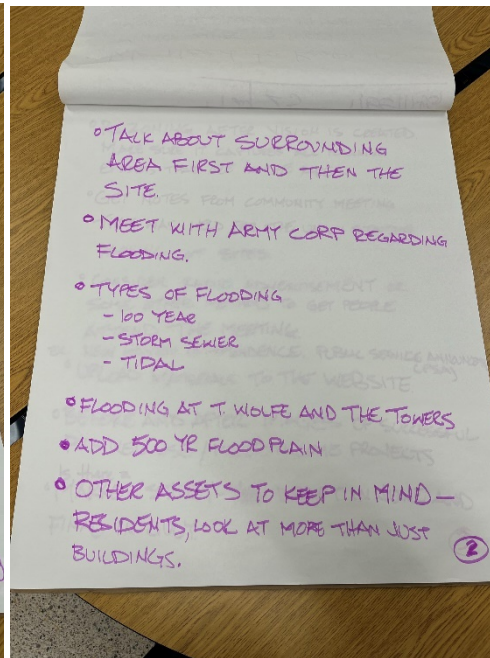
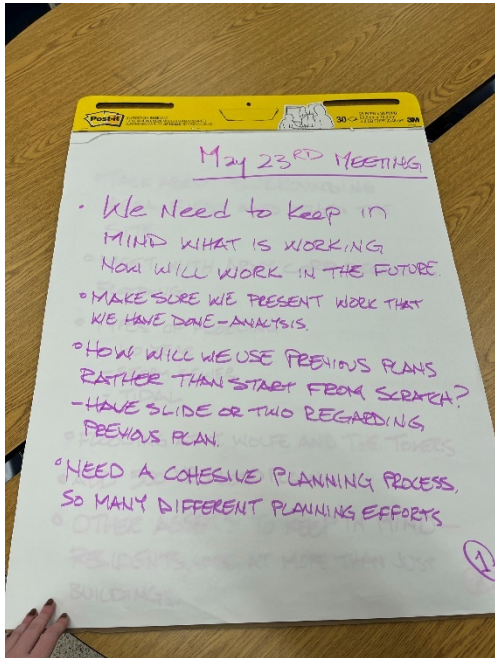
Regular text: notes taken at meeting

Italic text: additional text added for context

- *Regarding current strengths of Union Square – we need to keep in mind what is working now will work in the future*
- *Make sure we present work that we have done so far – analysis*
- *How will we use previous plans rather than start from scratch?*
 - *Would like to see slide or two regarding previous plan*
- *Regarding New Haven's VISION 2034, the new Comprehensive Plan the city is working on – need a cohesive planning process, there are so many different planning efforts happening*
- *Regarding Steering Committee/Housing Task Force Feedback slide: Talk about surrounding area first and then the site to give context to the area*
- *Meet with Army Corp Regarding Flooding*

- New Haven has different types of flooding:
 - 100 Year
 - Storm Sewer
 - Tidal
- Flooding at T Wolfe and The Towers – *The Towers site experiences flooding as well*
- Add 500 Year Flood Plain to drawings
- Other assets to keep in mind – residents, look at more than just buildings
- Rezoning *will happen* after vision is created. Make sure it captures all planning efforts that are in the area (*ie – The Towers rezoning*)
- Get notes from community meetings that were held for the Union Station Parking Lot sites
- Consider radio advertisement or some other method to get people to attend the meetings
 - Ex: New Haven Independent, Public Service Announcement
- Upload Materials to website
- Before and after images of successful mixed use/mixed income project
- Is there a Market Study – yes. Draft in June and final in July
- *In the People SWOT analysis – Health care in the area listed as a strength 3 times*
- T Wolfe Residents will want to know how issues that the building has now will be addressed
- Do we really need the lingo slides? *Audience is well-informed regarding planning processes*
- Have food at the meetings

Handwritten notes:





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Welcome!

Housing Committee Meeting

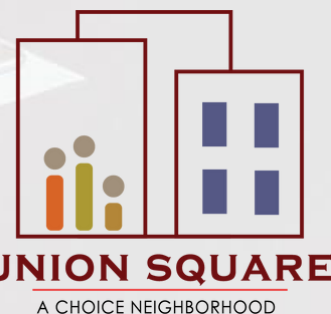
Thursday, May 23rd



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Agenda

- Call to Order
- Introduction
 - Housing Team
- Planning Process – Learning the Lingo
- Review of Agenda for June 6th Meeting
- Review Material for June 6th Meeting
 - What we've heard
 - Analysis of Site
- Master Planning Schedule and Next Steps



Call to Order

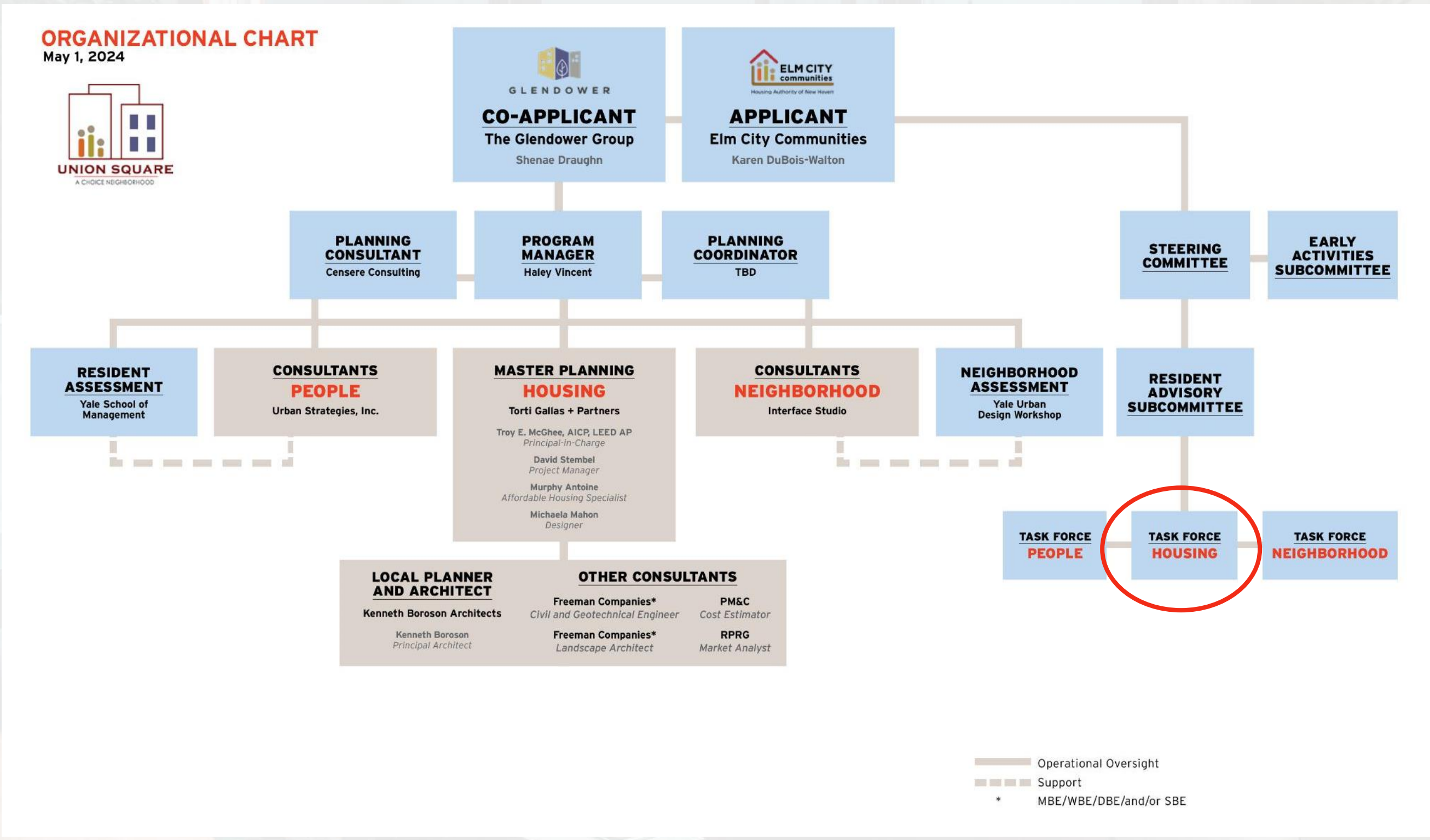


Thank You to our Housing Task Force Co-Leads!
Liz Torres and Charmain Yun



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Intro: Union Square CNI Organization



The Housing Team:



Kenneth Boroson
A R C H I T E C T S

**MASTER PLANNER &
HOUSING LEAD**

LOCAL PLANNER & ARCHITECT

Troy McGhee, AICP, LEED AP
Principal-in-Charge

Kenneth Boroson, AIA, LEED AP
Principal Architect

David Stembel, AIA, LEED AP
Project Manager

Murphy Antoine, FAIA, AICP, LEED AP
Affordable Housing Specialist

Michaela Mahon
Designer



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What is a Choice Neighborhood Initiative?



The Choice Neighborhood Initiative will transform distressed neighborhoods into viable and sustainable mixed-income neighborhoods by linking **housing improvements** with appropriate services, schools, public assets, transportation, and access to jobs.



Planning Process – Where Are We?

KEY

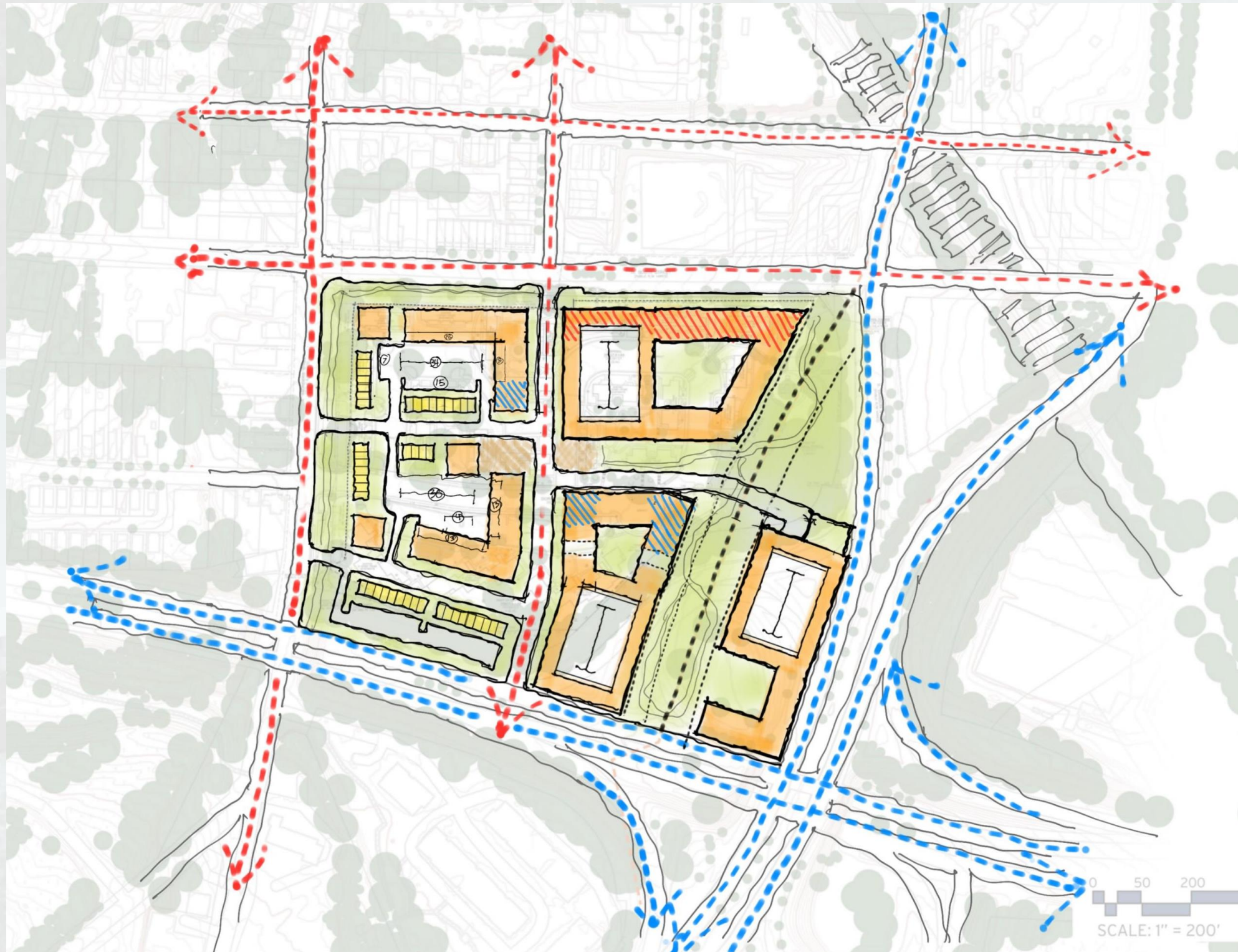
- ◆ Steering Committee Meetings
- (3) Committees Meetings
- Public Meetings



- **May 23rd Housing Committee Meeting**
- **June 6th Community Meeting**
- **Multi-day Visioning Workshop: September 2024**



Planning Process – Learning the Lingo

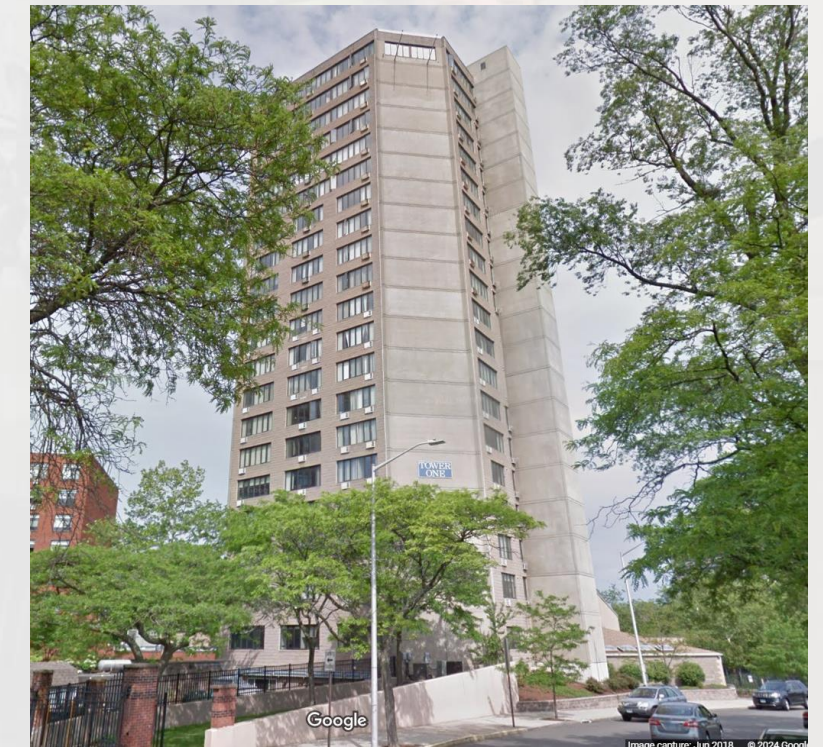


- **Creating a Housing Plan** – The process of designing what type and how much housing goes where on a piece of land
 - How much housing?
 - Where should a park go?
 - Where should shops go?
- **Site Plan** – a drawing of how buildings will be placed on land. From a “bird’s eye view”



Planning Process – Learning the Lingo

- **Density** – the number of **homes** on a given area of land
 - **Low density** = houses with large yards
 - **High density** = tall apartment towers



Planning Process – Learning the Lingo

- Density is neither good or bad
- **Too little density** = can't support nearby business and results in less housing
- **Too much density** = can feel overcrowded or out of place
- Our goal is to provide a density level that creates a vital, dynamic and supportive community.



Planning Process – Learning the Lingo

- **Building Types and Land Use** = what is the building being used for?

MULTIFAMILY

– apartment buildings

LOW DENSITY HOUSING

– townhouses

OPEN SPACE

– parks, gardens

COMMUNITY SPACES

RETAIL

– shops



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Planning Process – Learning the Lingo

- **Mixed Use** = when a building contains more than one function, i.e.
 - Apartments with shops on the ground floor
 - Offices with shops
 - Apartments with a community use on the ground floor, supportive services, i.e. a daycare

Apartments

Supportive
Services



Apartments

Shops



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Upcoming Meeting: June 6th *Agenda*



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June 6th Meeting Agenda

1. Call to Order
2. Introduction
3. **Report Back** What We Have Heard / Previous Efforts
4. **Breakout Sessions** to further discuss:
 1. Strengths, Weaknesses, Opportunities, and Pressures (SWOP)
 2. Supportive Service Needs and Housing Needs
5. **Regroup** to present findings
6. **Discuss Upcoming Workshop**
7. Master Planning Schedule & **Next Steps**





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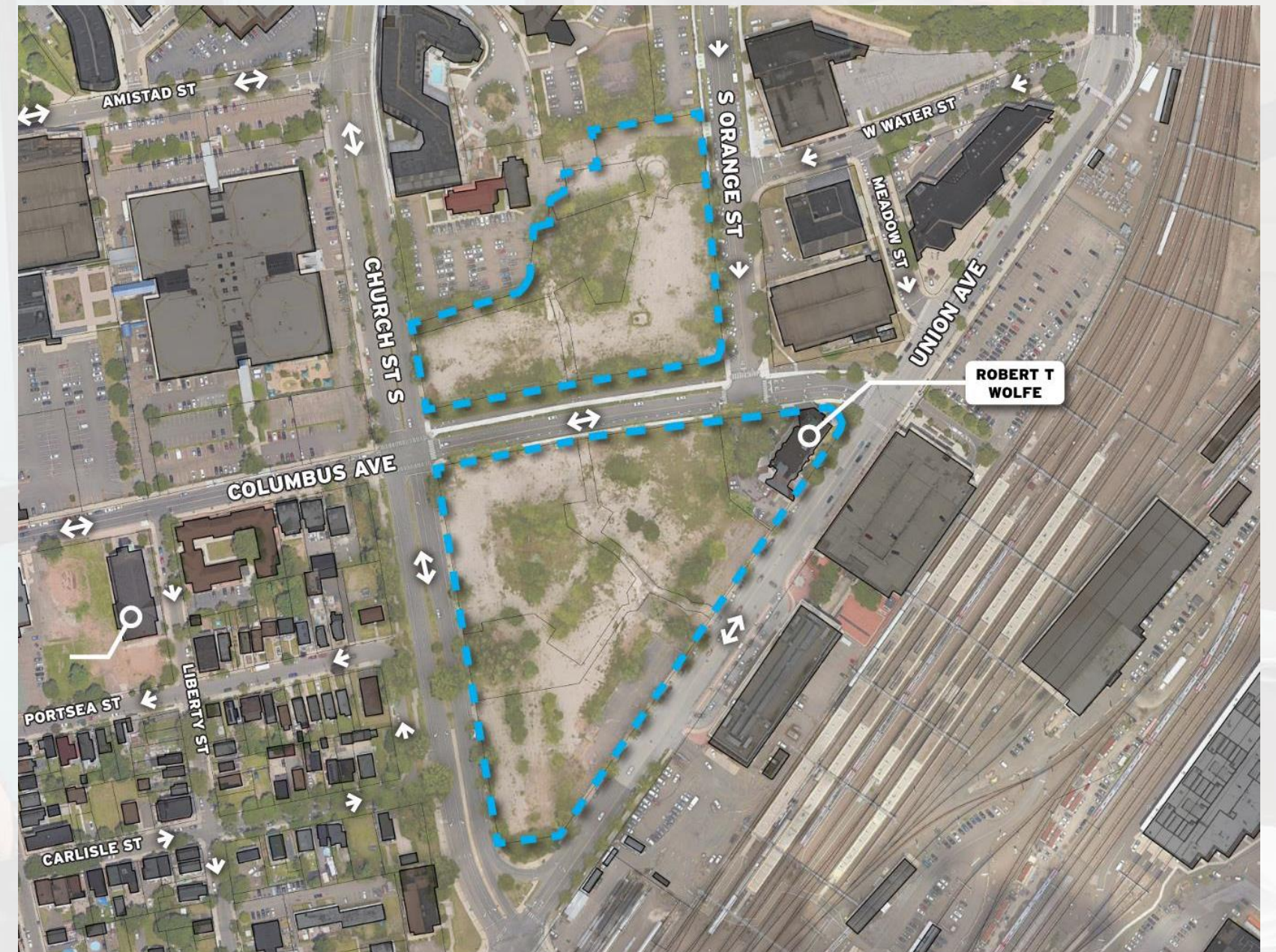
Upcoming Meeting: June 6th *Material*



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Steering Committee and Task Force Meetings

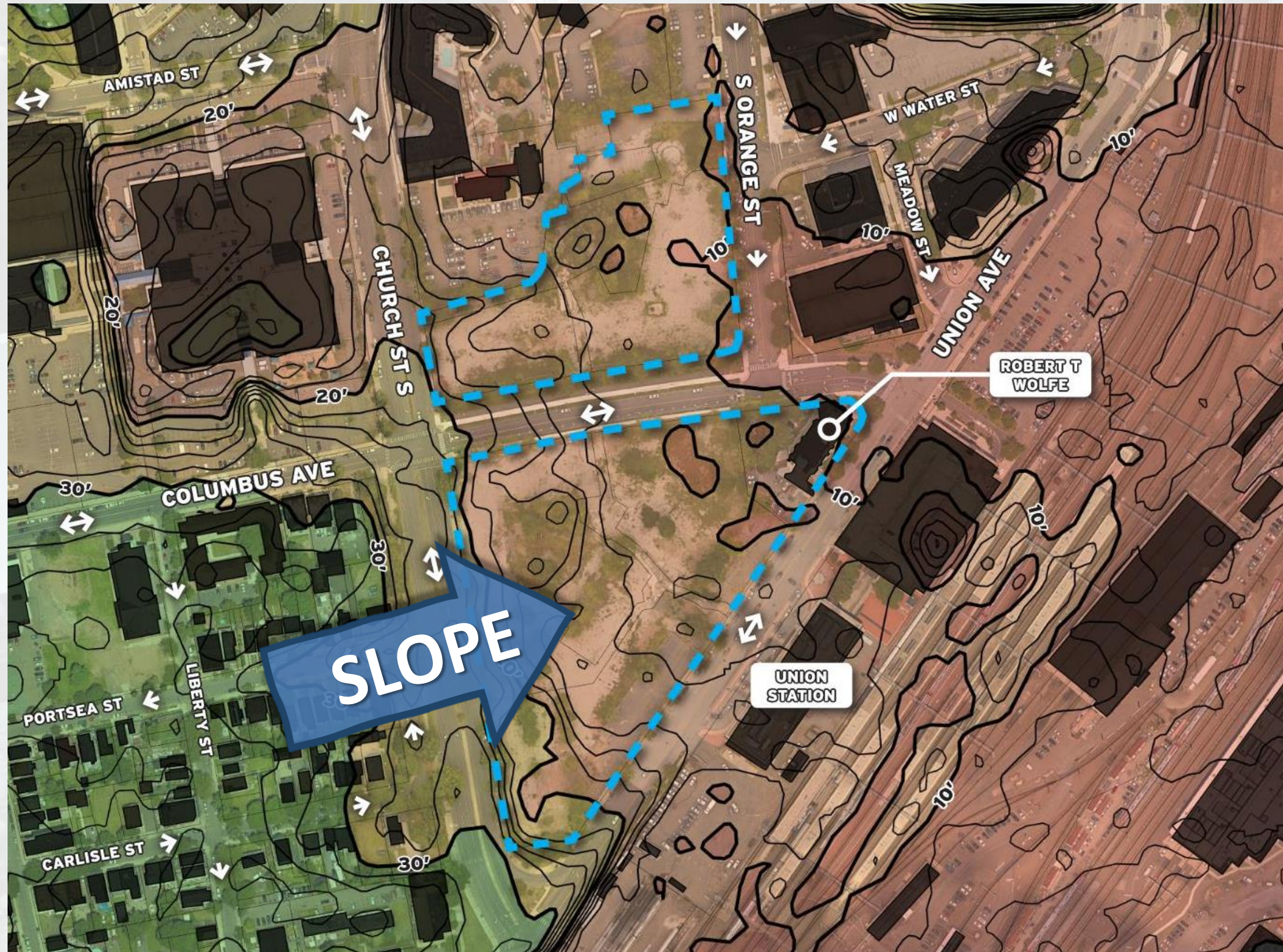
- Importance of **Neighborhood Safety**
- Surrounding area – what **development** is happening **around Union Square**?
- Pedestrian Mobility – it is **difficult to get around the neighborhood**
 - Need safer crossings
 - Very busy roads
- Flooding
- Lack of Parking
- **What else?**



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Site Analysis – Identifying Constraints



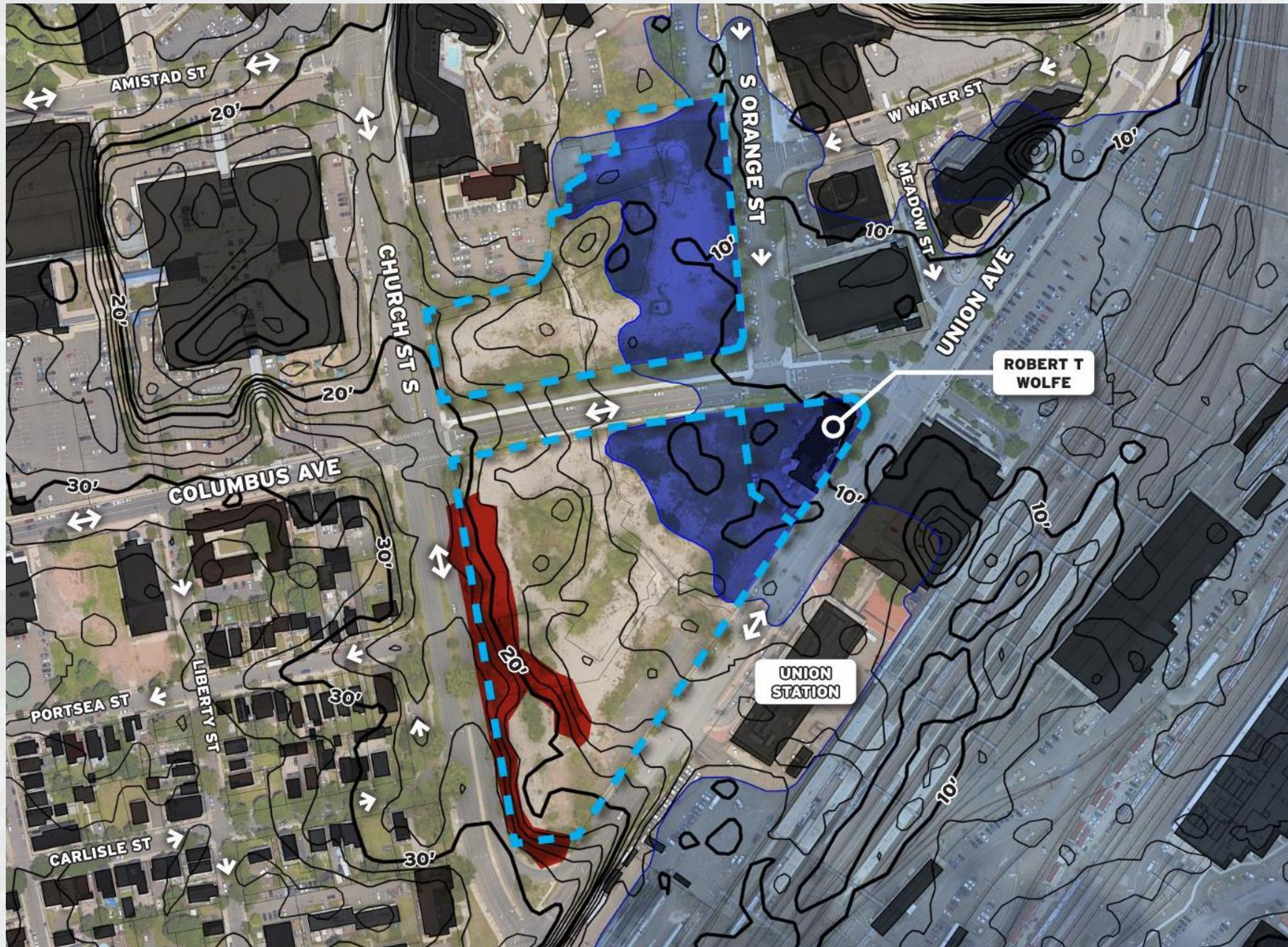
- **Topography** maps represent where there are hills and valleys. In this map you can see that the Union Square Site is sloping towards the **right** side of the page
- **Red = Low ground**
- **Green = High Ground**



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Site Analysis – Identifying Constraints



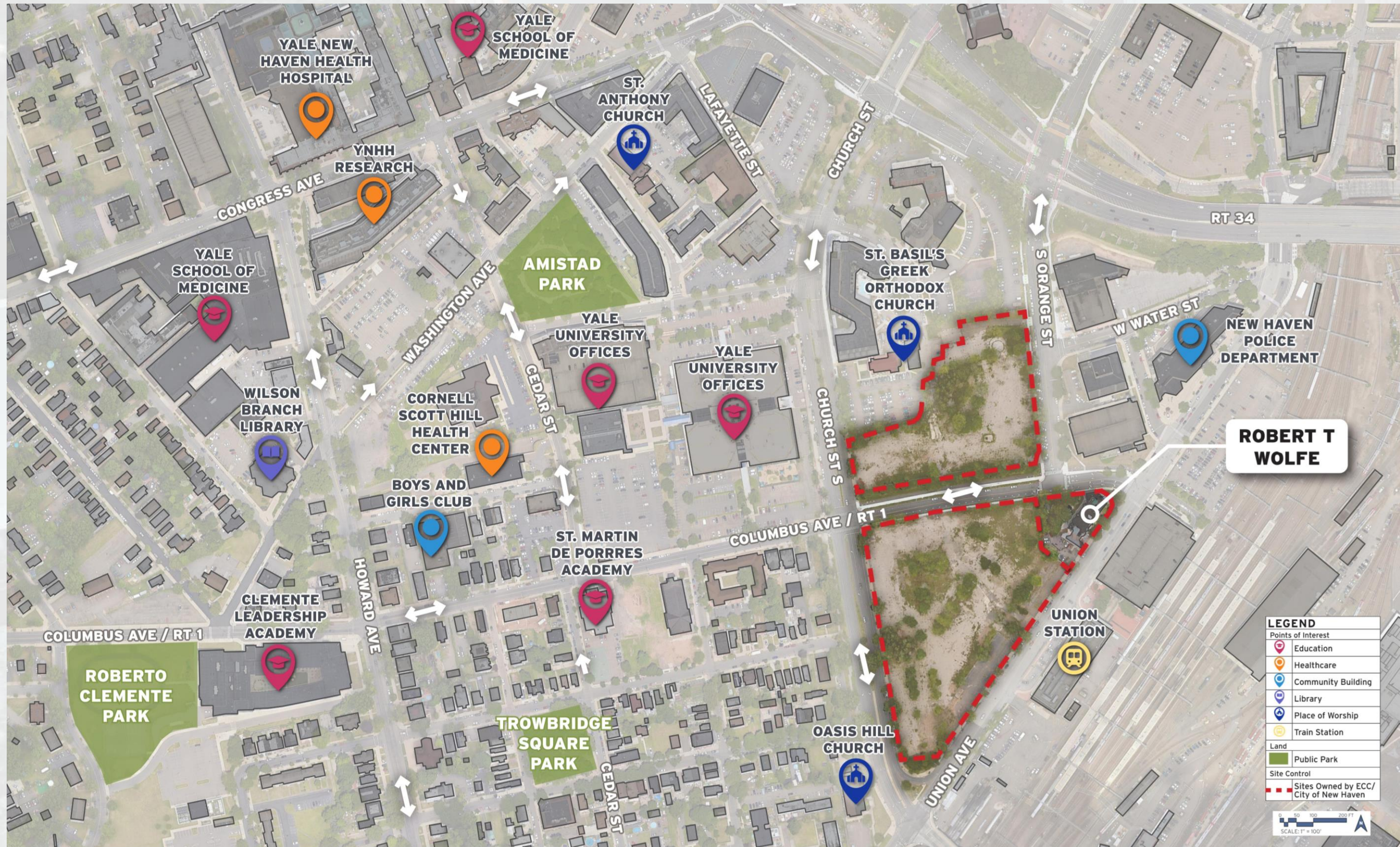
- **Topography** influences **Flooding**
- **The Blue Area** = FEMA 100 Year Floodplain
 - **Large** storms can produce this level of flooding
- 38% of the site is in the 100 Year Flood Plain
 - *Current flooding issues at RTW*
- **Our goal:** designing buildings or open space that can withstand that level of flooding



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Site Analysis – Identifying Opportunities



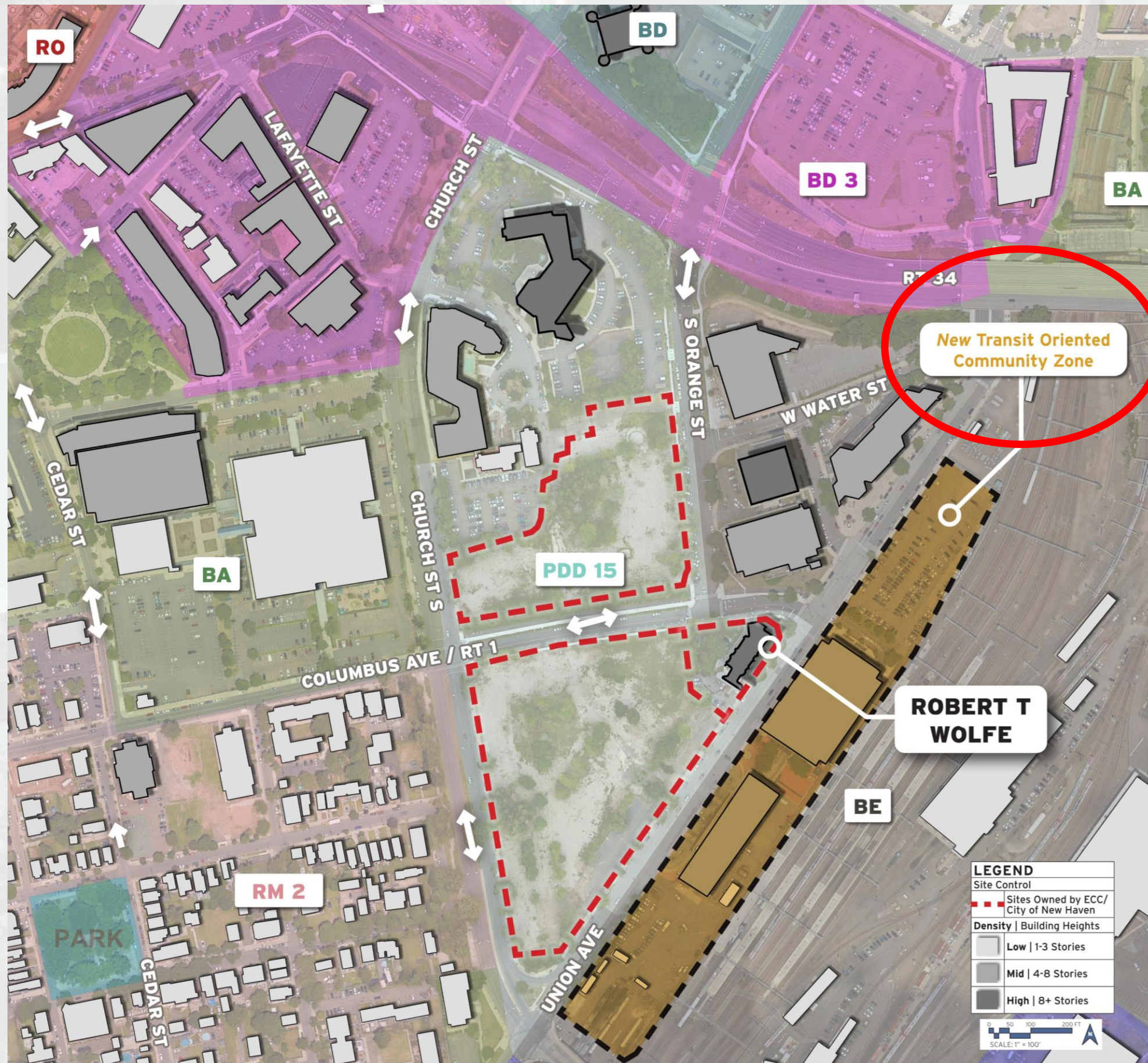
- **Community Assets**
 - **Healthcare**
 - **Places of Worship**
 - **Libraries**
 - **Schools**
- **Union Station**
- **Community Parks**
 - Trowbridge
 - Amistad
- **Potential Early Action Activity**



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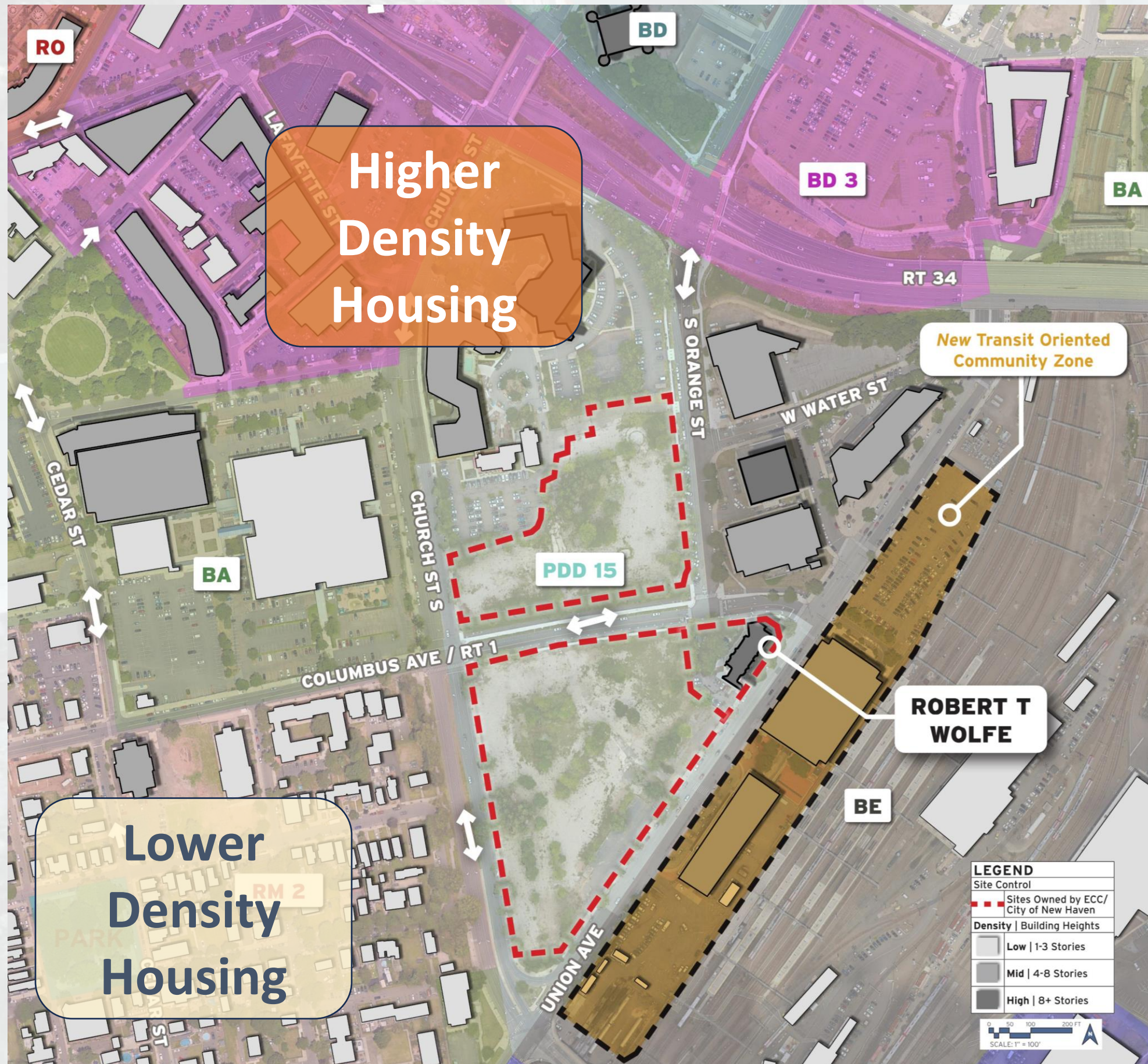
Site Analysis – Density & Zoning



- **Zoning:** Each zone has different rules for what types of buildings can be built there
 - Some areas are for housing, some for business, some for manufacturing
- The zone that Union Square is in **allows housing, shops, offices,** etc
 - We still need to do “test fits” to see how much housing we can put on the site under the current zoning
- **Union Station Rezoning:**
 - Transit Oriented Community Zone
 - Allows taller buildings



Site Analysis – Density & Zoning



Higher Density Housing

Lower Density Housing

- **Density:** the Hill Neighborhood to the southwest is **less dense**
- The newer housing to the north is **more dense**



- **Our Goal:** Design buildings that fit in the *context* of the surrounding area
- **Union Square bridges between different densities and types of neighborhoods**

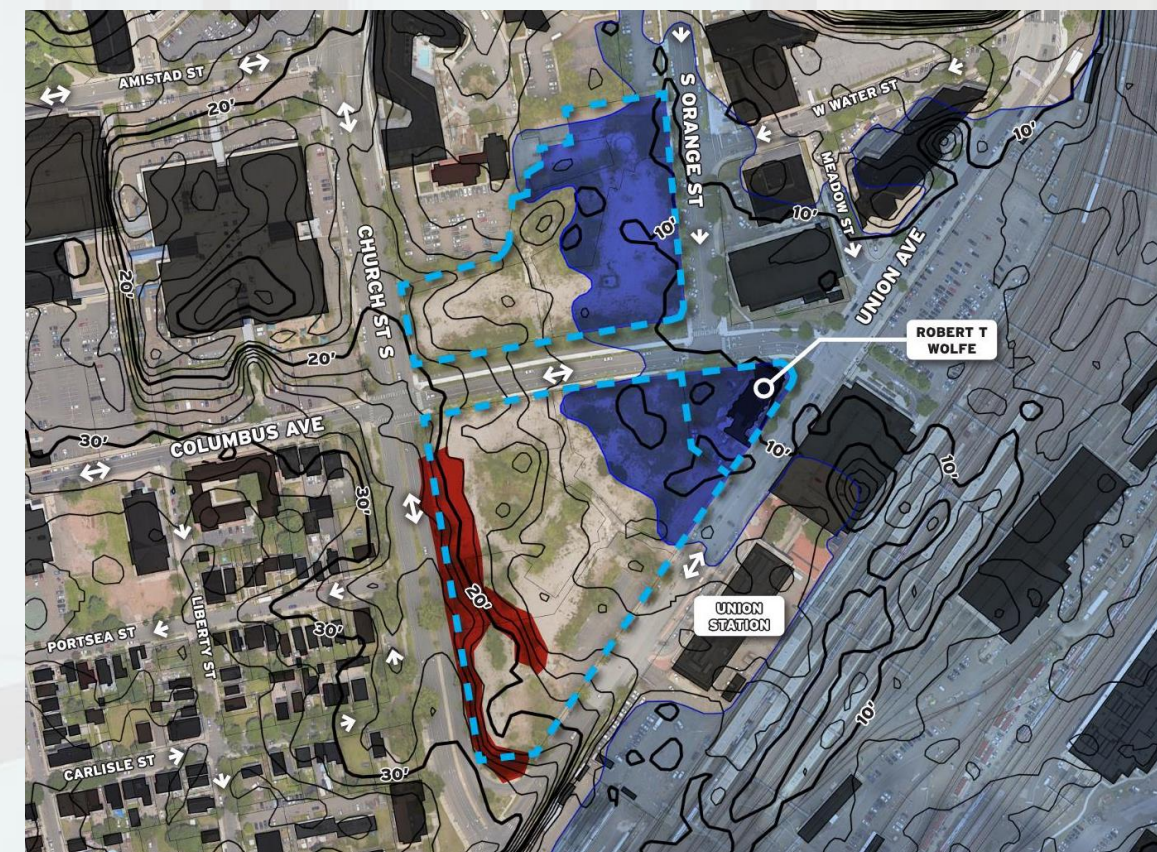


Share Your Thoughts!

TOPOGRAPHY



FLOODING



COMMUNITY ASSETS



DENSITY



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Planning Process – Where are we Going?

KEY

- ◆ Steering Committee Meetings
- (3) Committees Meetings
- Public Meetings



Next Up:

- June 6th Community Meeting

- Multi-day Visioning Workshop: September 2024





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Q&A



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Thank You For Your Time!



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