



Kenneth Boroson
ARCHITECTS

UNION SQUARE

CHARRETTE SUMMARY: HOUSING PLAN

SEPTEMBER 9-12, 2024

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THE CHARRETTE TEAM

DEVELOPMENT & PEOPLE TEAM



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Union Square Choice Project Manager

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Relocation Manager

Christina Musante
Marketing & Design Manager

CENSERE CONSULTING

Jimmy Miller
Managing Director, CEO

Laura Woodie
Executive Project Manager

HOUSING TEAM



LEAD PLANNER & ARCHITECT

Troy McGhee, AICP, LEED AP
Principal Planner

Murphy Antoine, FAIA, AICP, LEED AP (BD+C)
Affordable Housing Specialist

Michaela Mahon
Designer

Brian Tomaino, AICP
Designer

Mark Bombaugh
Designer

Molly Kalk
Designer

Kenneth Boroson ARCHITECTS

LOCAL PLANNER & ARCHITECT

Ken Boroson, AIA, LEED AP
Principal Architect

Riya Sinha
Designer

NEIGHBORHOOD TEAM

_INTERFACE STUDIO

LEAD PLANNER

Stacey Chen, AICP
Principal

Chris DiStassi
Associate

Kylee Pierce
Designer

ENGAGEMENT



USI | URBAN STRATEGIES, INC.

RESIDENT ENGAGEMENT SUPPORT

Elana Dahlberg
Operations Director



UNION SQUARE CNI PROJECT OVERVIEW

Background:

Elm City Communities/Housing Authority of the City of New Haven and The Glendower Group was awarded a \$500,000 Choice Neighborhoods Initiative Planning Grant in 2023, from the U.S. Department of Housing and Urban Development (HUD) to help revitalize and transform a portion of the Union Square (aka Hill) community. This grant will enable the City to develop a community-driven plan for Robert T. Wolfe Apartments and an expanded area around the public housing complex.

CNI provides competitive grants to transform neighborhoods of concentrated poverty into neighborhoods of opportunity by rebuilding both public and assisted housing into thriving, sustainable, mixed-income communities with access to a range of jobs, amenities, and supportive services. This comprehensive process brings together local leaders, residents, and many other stakeholders to create and implement a revitalization plan to transform distressed HUD housing and address challenges and meet the neighborhood's needs.

Purpose and Vision:

The Union Square Neighborhood in New Haven is set for a transformative revitalization aimed at improving housing, economic opportunities, and the overall quality of life for its 15,675 residents. The plan envisions a vibrant, safe, and inclusive community where all residents have access to the resources they need to thrive.

Target Area:

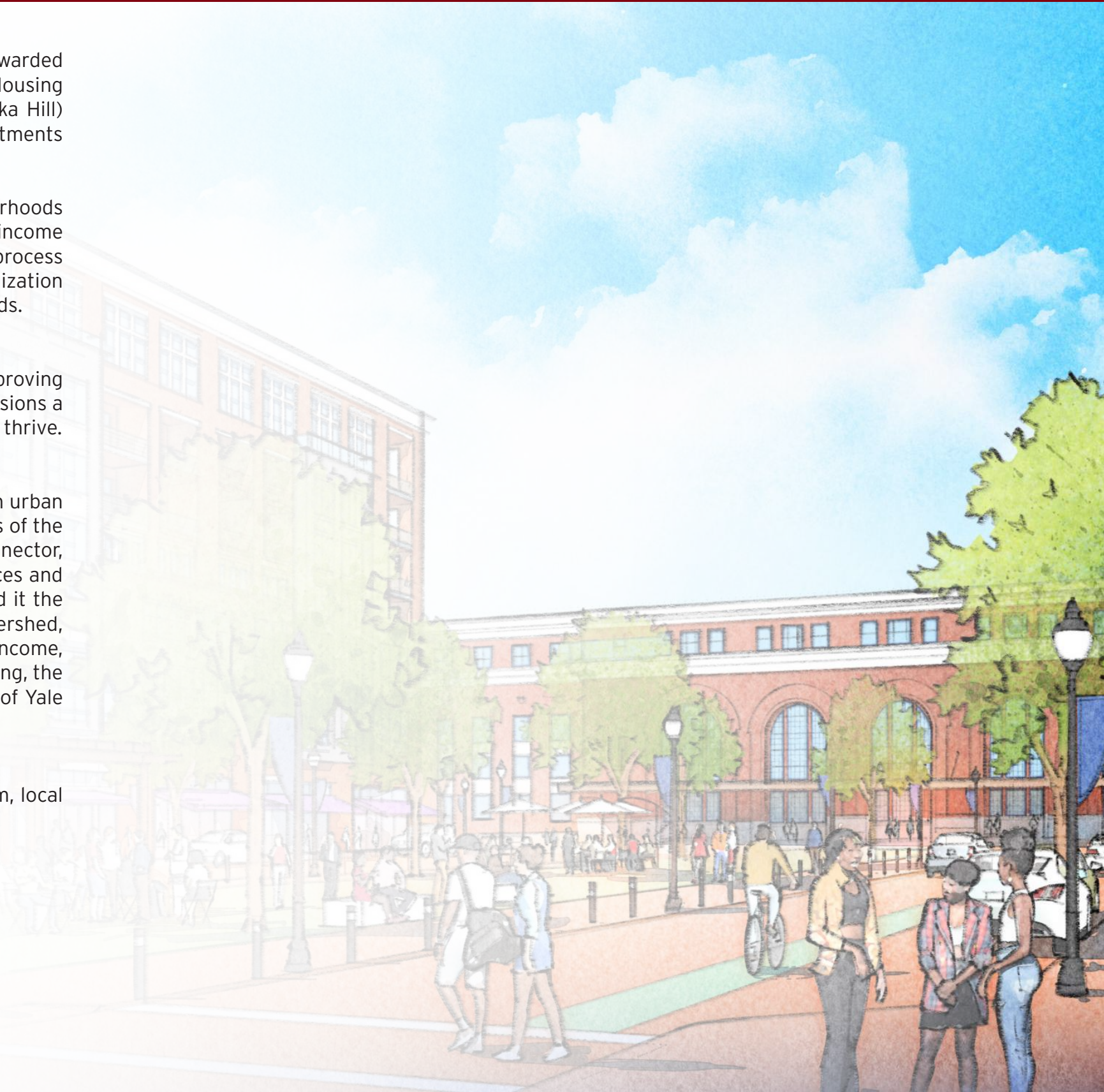
The Choice Neighborhoods (CN) Target Area, referred to here as the Union Square neighborhood, an urban neighborhood located adjacent to downtown in the City of New Haven, Connecticut, comprising parts of the historical Hill and West River neighborhoods. The north edge of the neighborhood is defined by the Connector, a former urban renewal area which is now undergoing redevelopment to a mixed use medical services and biomedical research corridor; the east edge is defined by Union Avenue, Union Station, and beyond it the main railyard of Metro North railroad; to the west by Ella T. Grasso Boulevard and the West River watershed, and the border with the Town of Orange; and to the south by Interstate 95. It is a dense, diverse, low income, primarily residential neighborhood, with a population density of 18.11 people/acre. In addition to housing, the neighborhood hosts major critical facilities, institutions, and employers, including the main campus of Yale New Haven Hospital, Union Station, and the Yale Medical School.

Key Stakeholders :

New Haven Housing Authority, City of New Haven, Hill and Hill South Community Management Team, local businesses, Yale-New Haven Hospital, and Union Square Neighborhood residents.

Choice Neighborhoods is Focused on Three Core Goals:

- Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and meets the needs of the surrounding neighborhood.
- People:** Improve outcomes of households living in the target housing related to income and employment, health, and education.
- Neighborhood:** Create the conditions needed for public and private investment in distressed neighborhoods to offer the services and amenities available and important to families like good schools, local businesses and transportation.



UNION SQUARE SITE BACKGROUND



The Union Square Housing Plan aims to transform the Robert T. Wolfe Apartments, the former Church Street South Housing Site, and surrounding "Union Square" community.

Robert T. Wolfe Apartments (RTW)

RTW is a 93-unit, low-income, public housing tower located adjacent to the Union Station Train Station in need of significant redevelopment to meet the needs of its residents. The building is 8 stories and houses primarily disabled adults and elderly residents in mostly efficiency-style units. Numerous issues - including flooding, accessibility, and building security - compromise the quality of life and safety of residents. ECC and Glendower will be delivering 100% replacement of these units in the new Union Square Neighborhood.

Church Street South Housing Project (CSS)

CSS was a 301-unit family housing project located directly across from the Union Station Train Station. Comprised of mostly low-rise garden-style apartments, the complex was designed by Charles Moore and opened in 1969. Following a long period of disinvestment, the site was condemned by HUD in 2015 and demolished in 2018. At the time of demolition, the site was owned and operated by a private entity and residents were relocated off the site through largely housing vouchers offered by Elm City Communities, New Haven's Housing Authority and the primary applicant on the CNI Planning Grant. The Union Square Transformation Plan will provide for approximately 200 deep subsidy replacement family units, which will be earmarked for former CSS residents.

The Union Square Primary Development Site

In 2023, Elm City Communities purchased the CSS site from the previous owner, Northland. With the purchase of the site, the combined CSS and RTW site contains approximately 11 acres of developable area.

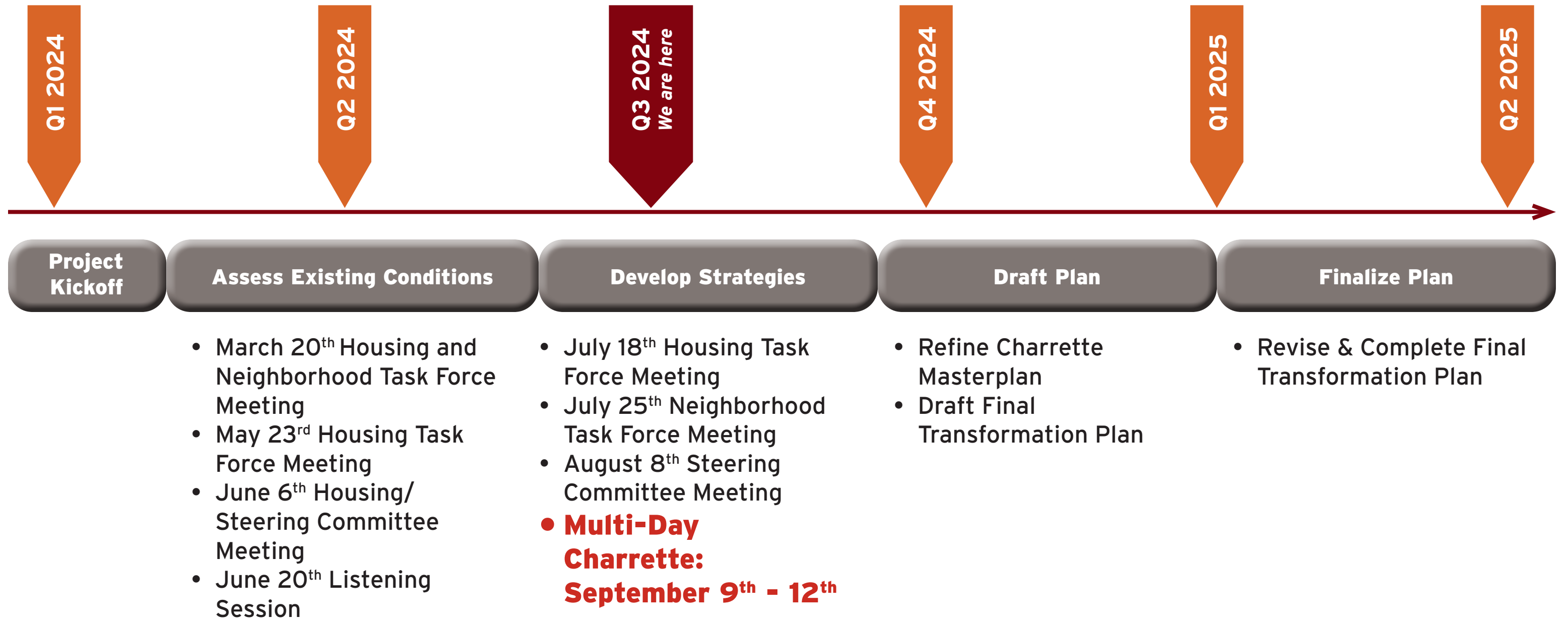
Union Square Housing Vision Statement:

"A thriving and supportive community where quality affordable and mixed-income housing is a foundation for security and growth for a diverse and vibrant community."

LLC 2024

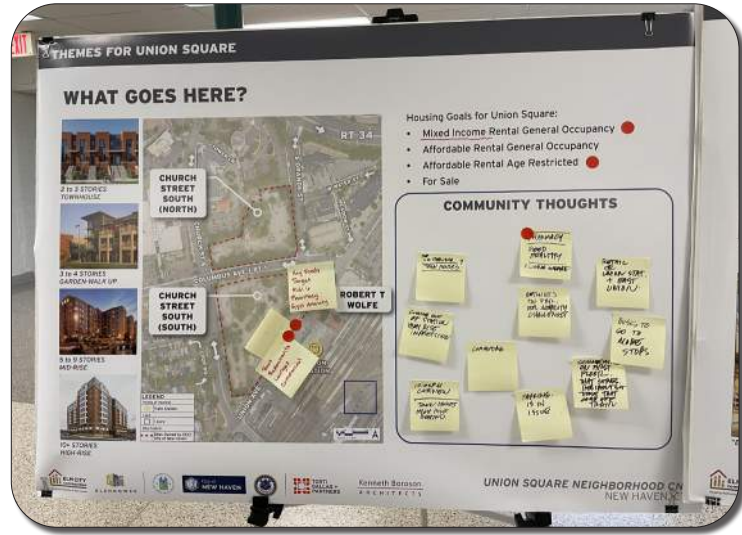


COLLABORATIVE DESIGN & PLANNING PROCESS



COLLABORATIVE DESIGN & PLANNING PROCESS

WHAT WE'VE HEARD:



"Spaces for children of all ages, a safe community for kids"

"Space for seniors"

"Open space to come together as a neighborhood"



"More resident-oriented activities and education opportunities"

"Create a bigger affordable housing community"

"Create clean, walkable, safe housing"

"Opportunity to de-isolate and connect the community"

"Accountability"



"Access to public transportation and improved parking"

"The front door to New Haven"



"Access to fresh foods and retail"

"Healthy community"

OUR GOALS AND HOUSING VISION:

BUILDING

- Right to Return for current Robert T Wolfe residents and former Church Street South Residents
- Provide affordable, safe, and high quality housing choices

SITE

- Provide new infrastructure for flood resiliency, pedestrian connectivity, parking, and improved access to public transportation

SOCIAL

- Provide amenities including spaces for community gathering, social support, and recreation

ECONOMIC

- Include areas for Retail and Commercial Development
- Create Job Training and Employment Opportunities

"A thriving and supportive community where quality affordable and mixed-income housing is a foundation for security and growth for a diverse and vibrant community."

CHARRETTE SCHEDULE

MONDAY SEPT. 09

KICKOFF MEETING
5:30pm - 7:30pm
Robert T. Wolfe Apartments
49 Union Avenue
(Tent Outdoors)

TUESDAY SEPT. 10

OPEN HOUSE WORK SESSIONS
9:00am - 3:30pm
Robert T. Wolfe Apartments
49 Union Avenue
(Community Room)

TASK FORCE & RESIDENT ADVISORY WORK SESSIONS
Robert T. Wolfe Apartments
49 Union Avenue
(Tent Outdoors)

PROGRESS MEETING
5:30pm - 7:30pm
Robert T. Wolfe Apartments
49 Union Avenue
(Tent Outdoors)

WEDNESDAY SEPT. 11

OPEN HOUSE WORK SESSIONS
9:00am - 3:30pm
El Centro Youth Enrichment Program
148 Sylvan Avenue

THURSDAY SEPT. 12

OPEN HOUSE WORK SESSIONS
9:00am - 12:00pm
El Centro Youth Enrichment Program
148 Sylvan Avenue

HOUSING MASTER PLAN PRESENTATION
5:30pm - 7:30pm
El Centro Youth Enrichment Program
148 Sylvan Avenue



CHARRETTE SUMMARY

The Charrette for the Union Square Neighborhood is a crucial step towards creating the Union Square Choice Transformation Plan. The Planning and Development Teams have been engaging the residents of Robert T. Wolfe, former Church Street South Residents, and other City and Neighborhood Stakeholders since February 2024 to listen to their needs, concerns, and vision for the future of the community. Prior to Charrette, the Housing Team engaged residents and stakeholders in SWOT (Strengths, Weaknesses, Opportunities, and Threats) Exercises and through their feedback, generated Housing Goals for the site.

During the 4-day Charrette, the Housing Team gathered and actively implemented input from the residents of Robert T. Wolfe and former Church Street South, stakeholders, and city agencies. The events of the weeks consisted of the following activities:

Monday, September 9th

The Planning team started the Charrette with a Kickoff Meeting at Robert T. Wolfe Apartments, where the team presented the goals, principles, and expectations of the week and larger Choice Neighborhoods process. The meeting had a second break-out portion, where attendees interacted with boards and images of the Housing Goals that were presented during the meeting, as well as ask questions and give feedback directly to the Housing Team. Attendees asked further questions, voiced their concerns, and offered their hopes for the project.

Tuesday, September 10th

Open-House Working Sessions and Stakeholder Working Sessions began in the morning at Robert T. Wolfe. The Open-House sessions were held in the community room while the Planning Team conducted a Joint Housing and Neighborhood Task Force Meeting in the morning and a Resident Advisory Meeting in the afternoon. The Planning Team received valuable feedback from residents about their desires and concerns for the site. The day concluded with an evening meeting where the Planning Team discussed the "Planning Building Blocks" they would be using and then presented several initial schemes for the site. After presenting the schemes, there was a break-out session where attendees could look at each plan closely and give comments and suggestions.

Wednesday, September 11th

The latter two days of the Charrette were held at El Centro Youth Enrichment, which is a community center within the Union Square Choice Neighborhood boundary. With the feedback from the Tuesday evening meeting, the Planning Team worked on developing a consensus plan that blended elements from the individual plans together. Open House sessions were also held throughout the day, and the Planning Team discussed how they were refining the plan based on feedback from the week. In the evening, The Planning Team met with Glendower and Elm City Communities to check in on the progress from the week.

Thursday, September 12th

The Charrette concluded with a final evening presentation at El Centro after a full day of designing and drawing. The Team presented a consensus plan that offers diversity of housing types, building heights, and amenity spaces. The final presentation included perspective renderings along with site plans, building sections, and elevations, giving current residents and neighbors an idea of what the future of Union Square could look like. During the meeting, the Planning Team received valuable feedback from residents about their concerns and had a discussion about what the plan hopes to achieve. Following the presentation, attendees were free to walk around and engage with the Planning Team and the drawings for questions and comments.



SITE CONTEXT: NEW HAVEN & CNI NEIGHBORHOOD BOUNDARY



SITE CONTEXT: CURRENT AND FUTURE DEVELOPMENT



SITE CONTEXT: TARGET SITE & SURROUNDING ASSETS



EXISTING CONDITIONS: TARGET SITE

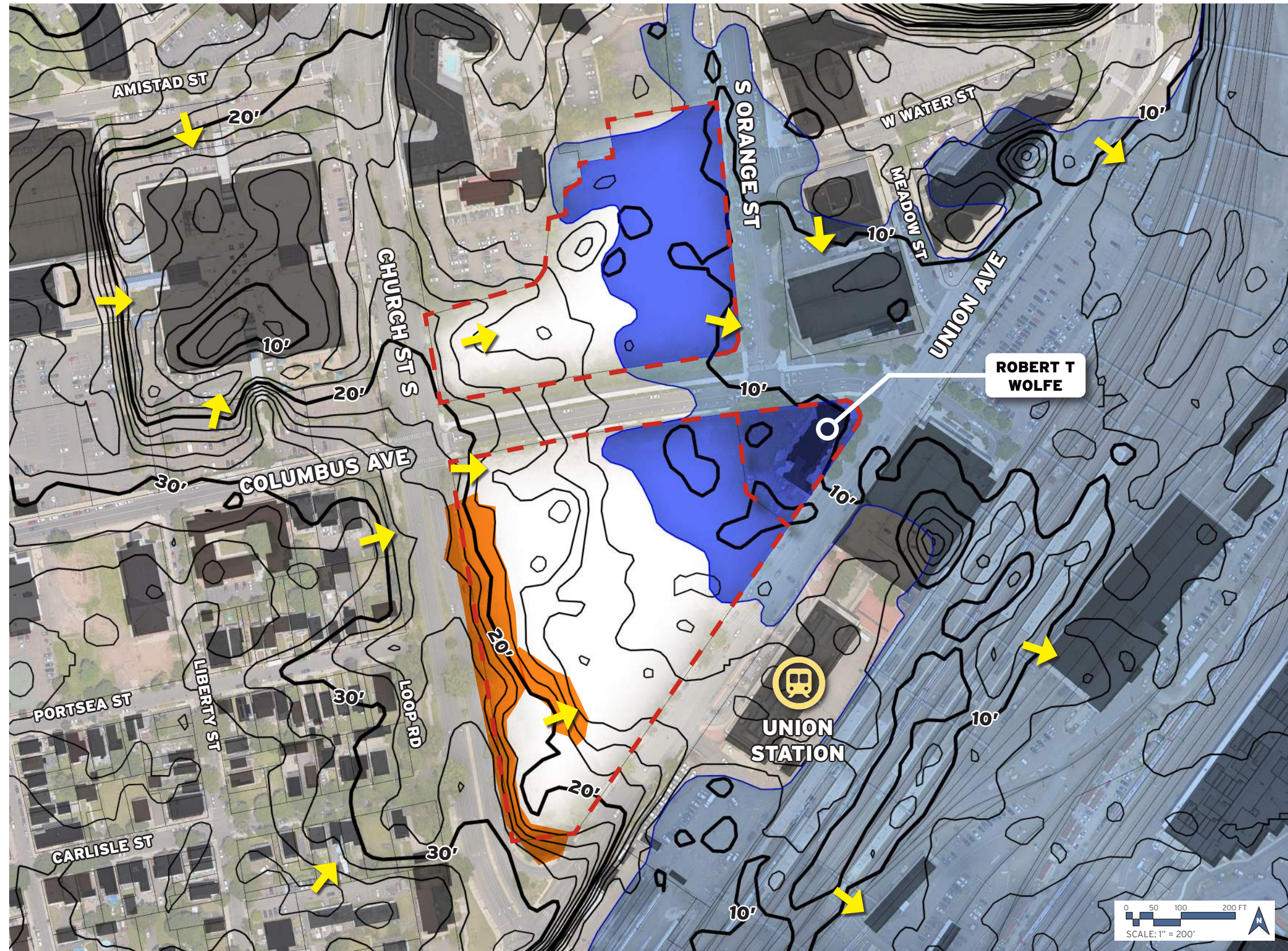


Legend	
Points of Interest	
	Train Station
Site Control	
	Sites Owned by ECC/City of New Haven

The Union Square Target Project Robert T. Wolfe Apartments, which is an 8-story, 93-unit public housing building. Adjacent to the Robert T. Wolfe site, Elm City Communities has acquired the sites of the former Church Street South Apartments. These properties, combined with the Robert T. Wolfe property, will be referred to as the "Target Site."

The Target Site is located across the street from Union Station, New Haven's primary train station. The Hill Neighborhood lies to the west of the site and is comprised of primarily low-density single and multifamily housing. Office buildings, a church, and higher density housing border the site to the north.

EXISTING CONDITIONS: TOPOGRAPHY AND FLOODING



Legend	
Site Control	
	Sites Owned by ECC/City of New Haven
Topography/FEMA	
	2' Contours
	10' Contours
	100 Year FEMA Flood Plain
	Portion of Site in 100-Year Flood Plain
	Downward Slope
	9%-11% Slope

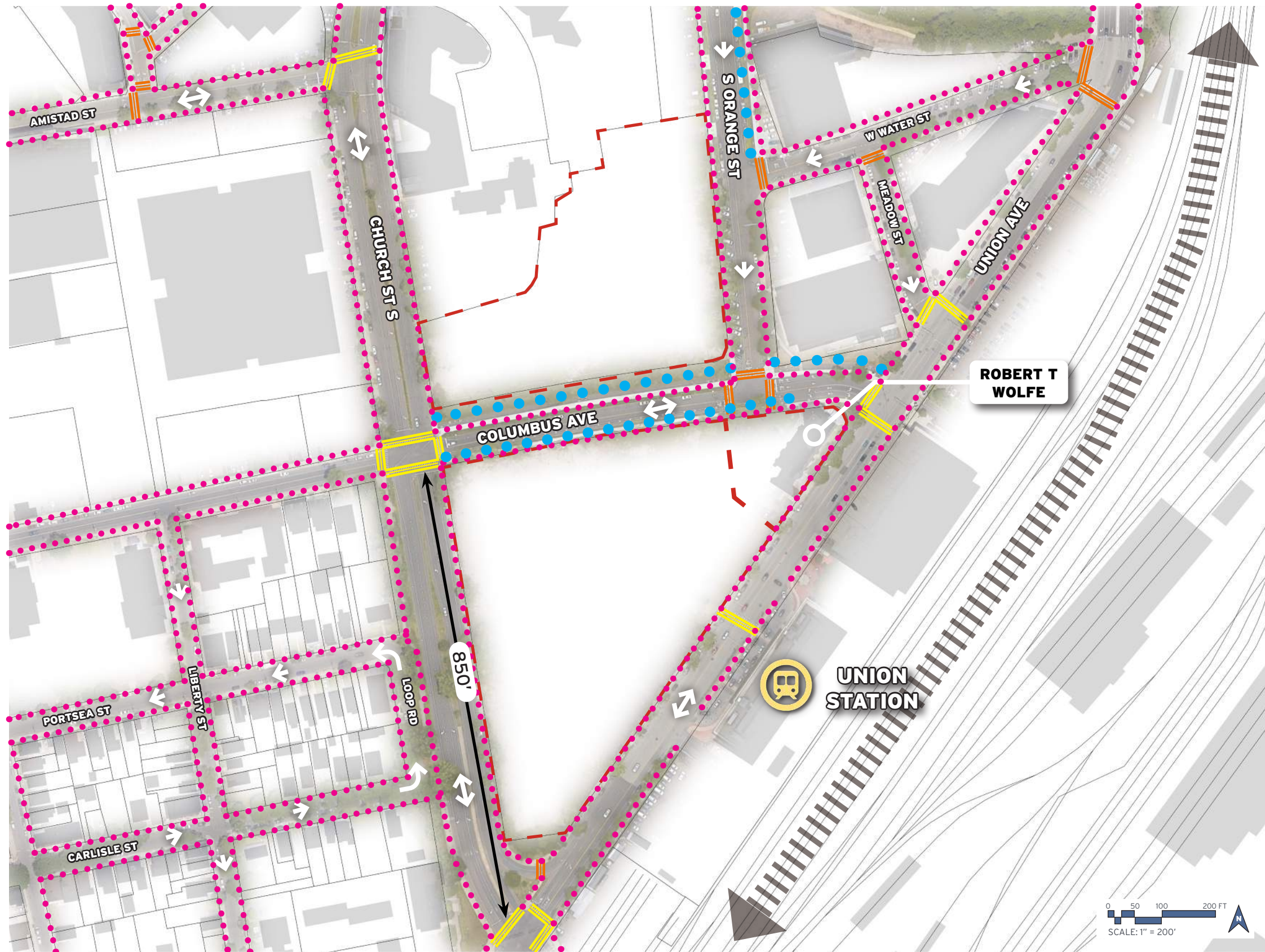
Takeaways

Combined Site Area:
497,159 SF
11.4 Acres

Site Area Within the 100-Year Floodplain:
190,063 SF
4.4 Acres

% Site Area Within the 100-Year Floodplain:
38.22%

EXISTING CONDITIONS: PEDESTRIAN AND CYCLIST MOBILITY

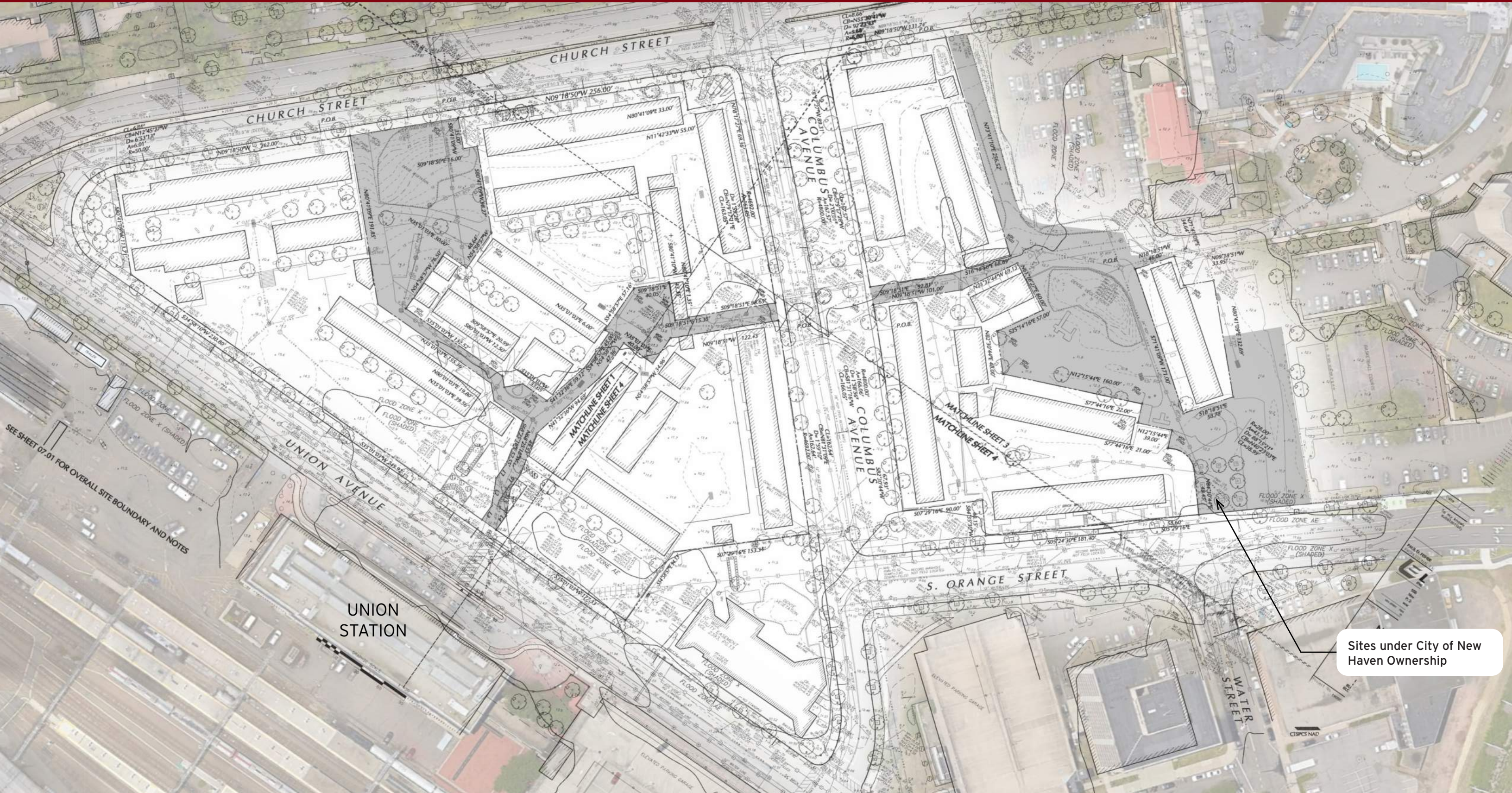


Legend	
Points of Interest	
	Train Station
	Sidewalk
	Bike Lane
	Signaled Pedestrian Crossing
	Unsignalled Pedestrian Crossing
Site Control	
	Sites Owned by ECC/City of New Haven

Takeaways

- There are minimal crossings on Church Street South. The distance between the crossing at Union Ave and the crossing at Columbus Ave is approximately 850'
- The bike lanes on Columbus Avenue are excellent, the cycling experience would be improved if they could be connected to the new bike lane on South Orange Street or the bike lanes farther north (off-map) on Church Street

PRIOR SITE CONDITIONS: CHURCH STREET SOUTH APARTMENTS



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SITE DESIGN PROCESS

Going into the Charrette, the Planning Team was taking into account items and perspectives from these key sources:

1. The Wishes and Concerns of Residents of Robert T. Wolfe & Former Church Street South Residents
2. Previous Planning Efforts that have been conducted on the site
3. Goals of the City of New Haven
4. Current and Future Developments in the Surrounding Site Area

Taking into account these perspectives, the Planning Team began to develop a new plan for Union Square. Drawings were done in the drop-in sessions, allowing residents and stakeholders to provide real-time feedback on the planning team's designs. Through the design process, the Team analyzed the connections on the site, opportunities for retail and amenity space, and identified planning building blocks for the site.

The design process unfolded in four phases:

- **Initial Site Planning**
- **Concept Development**
- **Proposed Site Plans**
- **Consensus Plan**



BUILDING ON PRIOR PLANNING



2012

→ 2024

The Union Square Site has been the subject of many planning efforts throughout the years through a mix of public and private developer-led processes.

Hill to Downtown Plan | 2012-2013

The Hill-to-Downtown Community Plan is the result of a 12-month collaborative effort between community stakeholders and the City of New Haven to understand the challenges and opportunities facing this key city district. The purpose was to study the area that bridges the Hill Neighborhood, south of the site, and Downtown New Haven, north of the site. The resulting plan replaced the then-existing Church Street South site with approximately 750 mixed-income units. The Hill to Downtown Plan addressed the redevelopment of Church Street South, but did not address Robert T. Wolfe

Northland Planning | 2022

The owner of Church Street South endeavored again to create a master plan to redevelop Church Street South. The plan revisits previous redevelopment masterplans of Church Street South and incorporates planning efforts from 2013-2022, including the Hill to Downtown Plan. It included approximately 1030 units and 300,000 square feet of research and lab space.

Church Street South Connection Planning | 2024

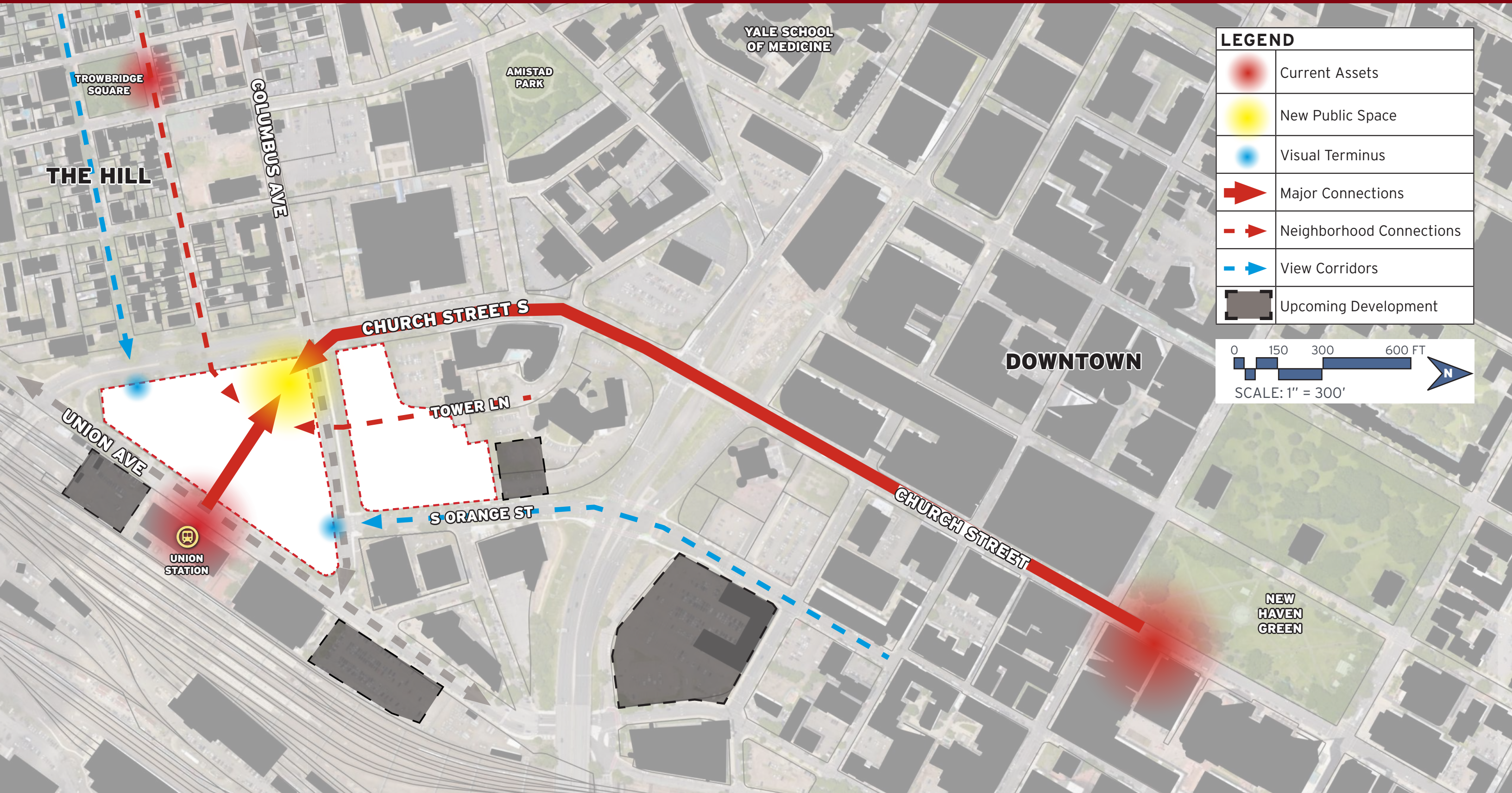
In the process of developing a plan and design for the road Church Street South, the City of New Haven also commissioned a planning team to study the creation of a connection between Church Street and Union Station. In the future, Church Street and Church Street South will receive a "road diet" and incorporate a multi-modal promenade that will bring pedestrians and cyclists into Downtown.

Key Takeaways

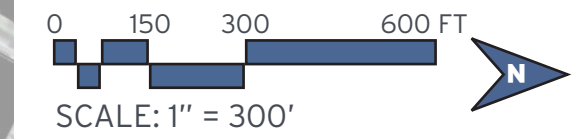
1. Each plan establishes an axial connection between Union Station and Church Street, with the goal of improving pedestrian walkability and highlighting the architectural character of the historic Union Station
2. Plans increase density towards the north of the site, closer in proximity to Downtown
3. Public amenity green space is incorporated to offer community gathering space



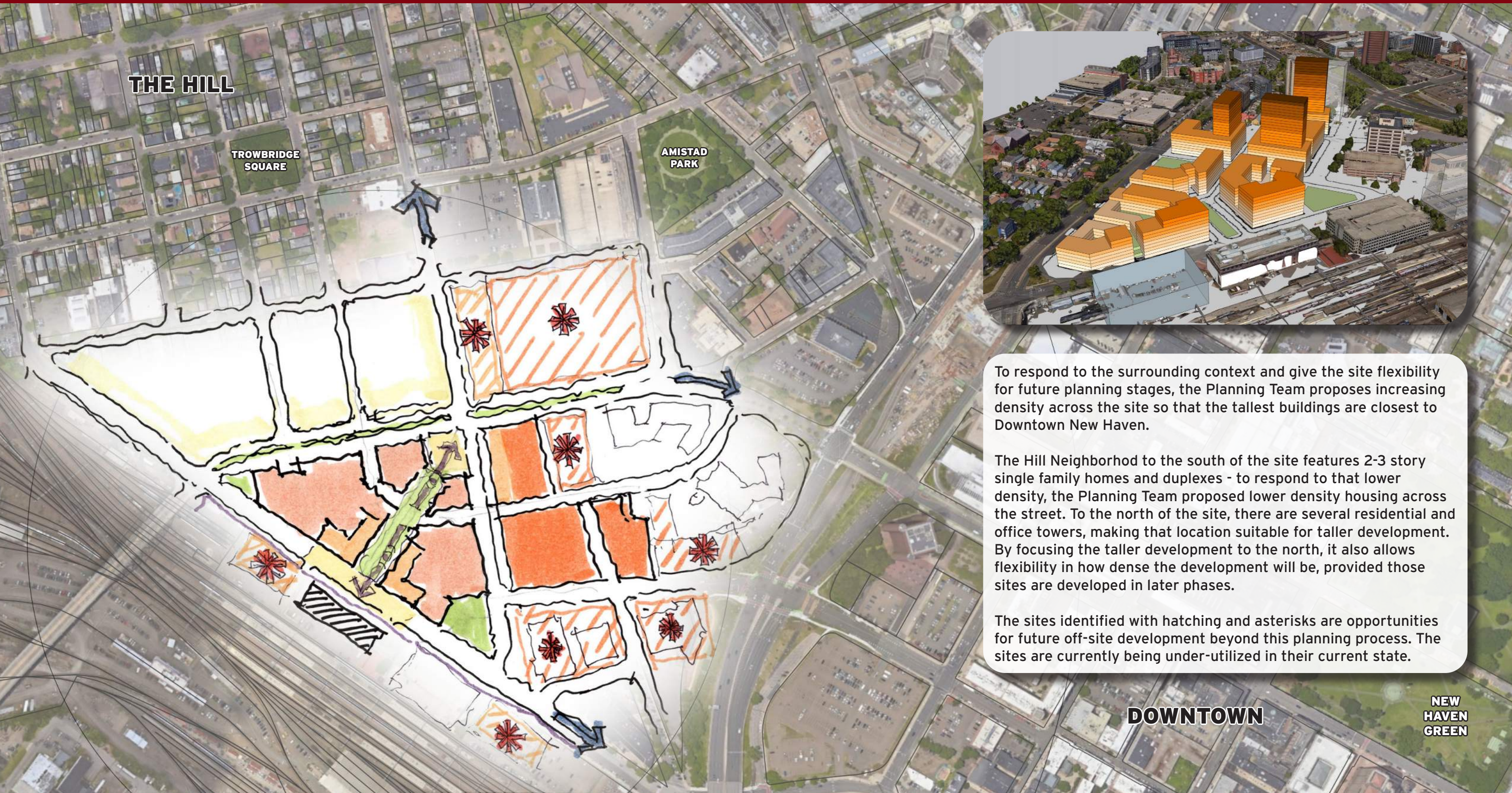
INITIAL SITE PLANNING: CREATING CONNECTION TO DOWNTOWN



LEGEND	
	Current Assets
	New Public Space
	Visual Terminus
	Major Connections
	Neighborhood Connections
	View Corridors
	Upcoming Development



CONCEPT DEVELOPMENT: USE & DENSITY DIAGRAMS



To respond to the surrounding context and give the site flexibility for future planning stages, the Planning Team proposes increasing density across the site so that the tallest buildings are closest to Downtown New Haven.

The Hill Neighborhood to the south of the site features 2-3 story single family homes and duplexes - to respond to that lower density, the Planning Team proposed lower density housing across the street. To the north of the site, there are several residential and office towers, making that location suitable for taller development. By focusing the taller development to the north, it also allows flexibility in how dense the development will be, provided those sites are developed in later phases.

The sites identified with hatching and asterisks are opportunities for future off-site development beyond this planning process. The sites are currently being under-utilized in their current state.



PROPOSED PLAN OPTIONS

At the evening meeting on Tuesday, the Planning Team presented several plan options for Union Square. From these plans, key items were identified:

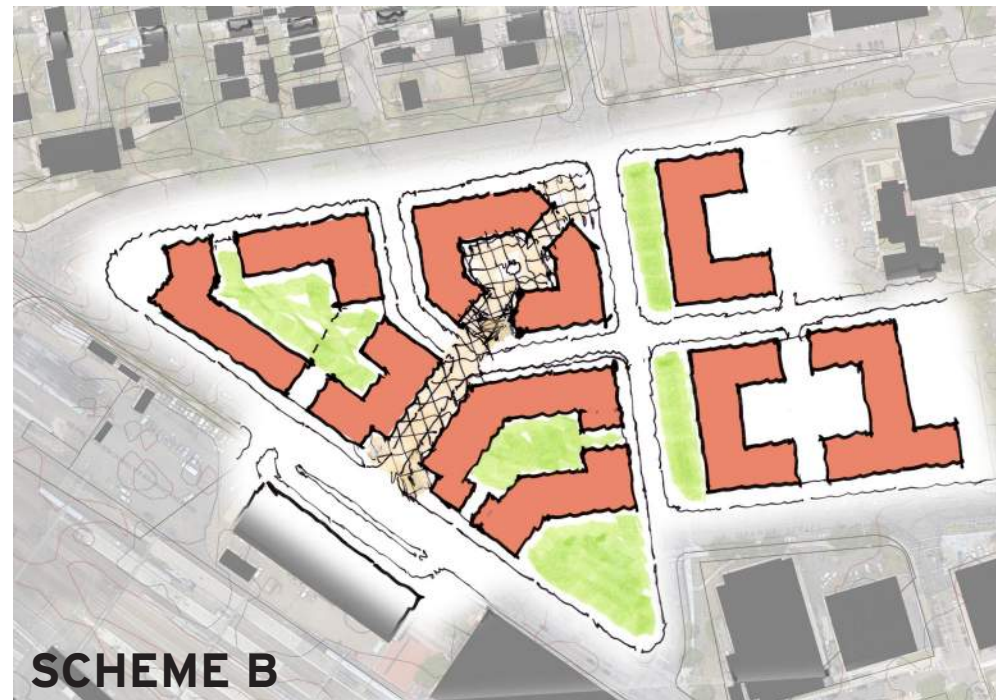
- A **Pedestrian-Oriented connection** between Union Station and the corner of Church Street South and Columbus Avenue
- Diversity of **housing options** that incorporate neighborhood-scale townhouse-style units with front doors and stoops
- Connections through the site that extend surrounding streets to provide **better walkability throughout the neighborhood**
- Taller **density closer to Downtown**
- Parking lined with Retail/Amenity/Units
- **Wayfinding elements**, such as a Gateway to direct people towards Downtown/Union Station



SCHEME A



SCHEME C



SCHEME B



SCHEME D

CHARRETTE CONSENSUS PLAN

The Union Square Consensus Plan brought together feedback from the engagement prior Charrette and the intensive meetings during the Charrette. It aims to offer a diversity of housing options while also delivering high density of housing. There are numerous outdoor and indoor community spaces, which will offer much-needed space to host events in the neighborhood and city. The current plan shown contains approximately 2000 units, 44,000 sf of retail, and 30,000 sf of amenity space.



AERIAL PERSPECTIVE



ILLUSTRATIVE ROOF PLAN



GROUND FLOOR PLAN

ILLUSTRATIVE ROOF PLAN



Southern Plaza

Wayfinding element

Union Square Gateway

Protected Bike Lane on Columbus Avenue

Elevated Amenitized Residential Courtyards

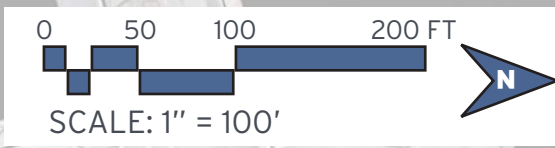
Church Street Multimodal Promenade

Integral Townhouses on a Pedestrian Mews

Union Square Central Green with Community Amenities

Specialized Paving to Connect Union Station to Union Square

Outdoor Theater Seating for Performances and Events



GROUND FLOOR PLAN




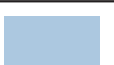

Steps & Ramps Through The Gateway to Elevated Open Space

Buried Podium Parking along Church Street. Parking Will Not Be Visible from Street Due to Site Topography

Amenity Space to Serve Each Building and the Surrounding Community

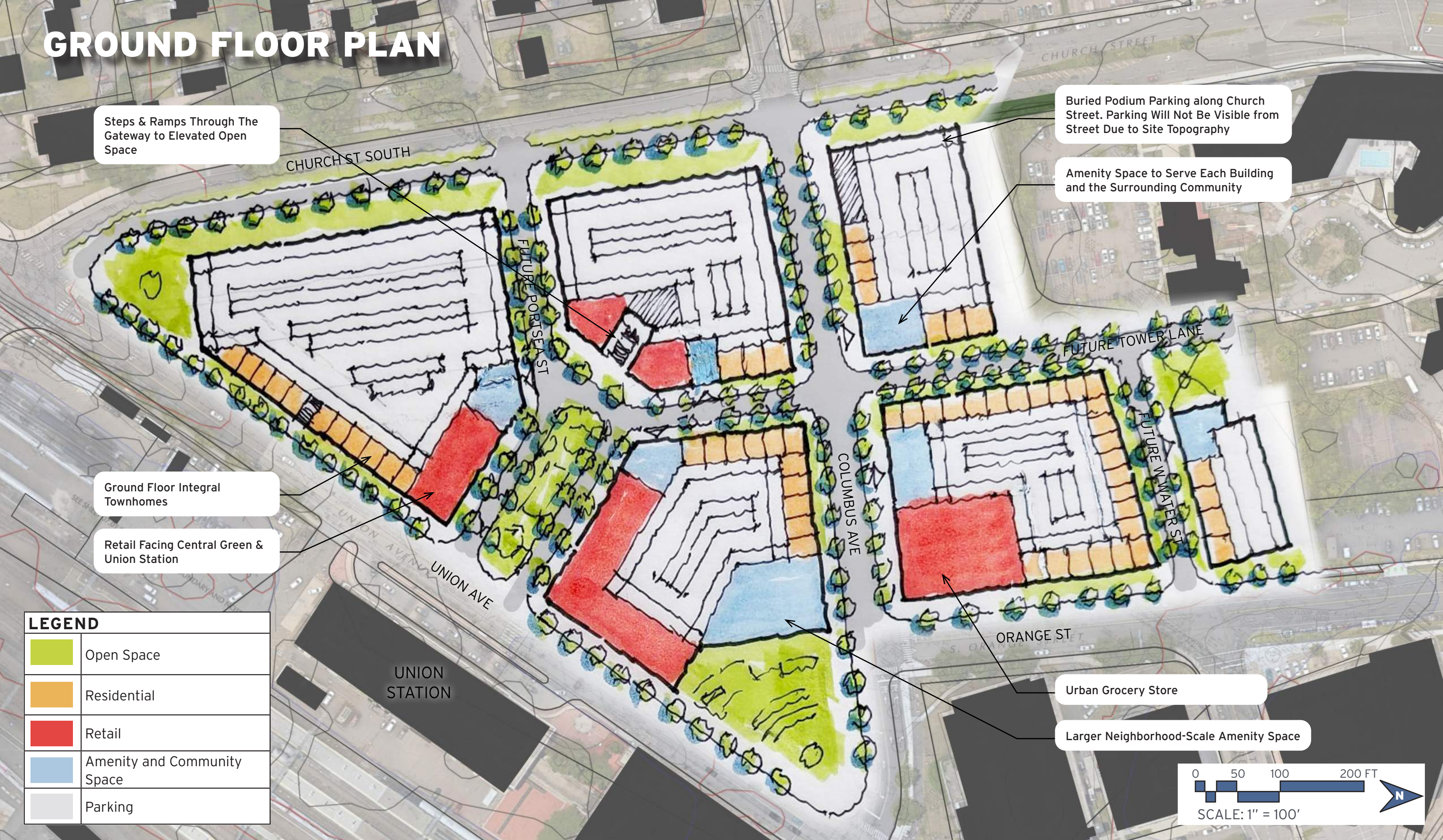
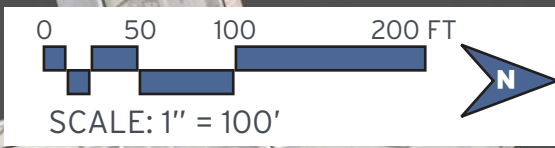
Ground Floor Integral Townhomes

Retail Facing Central Green & Union Station

LEGEND	
	Open Space
	Residential
	Retail
	Amenity and Community Space
	Parking

Urban Grocery Store

Larger Neighborhood-Scale Amenity Space

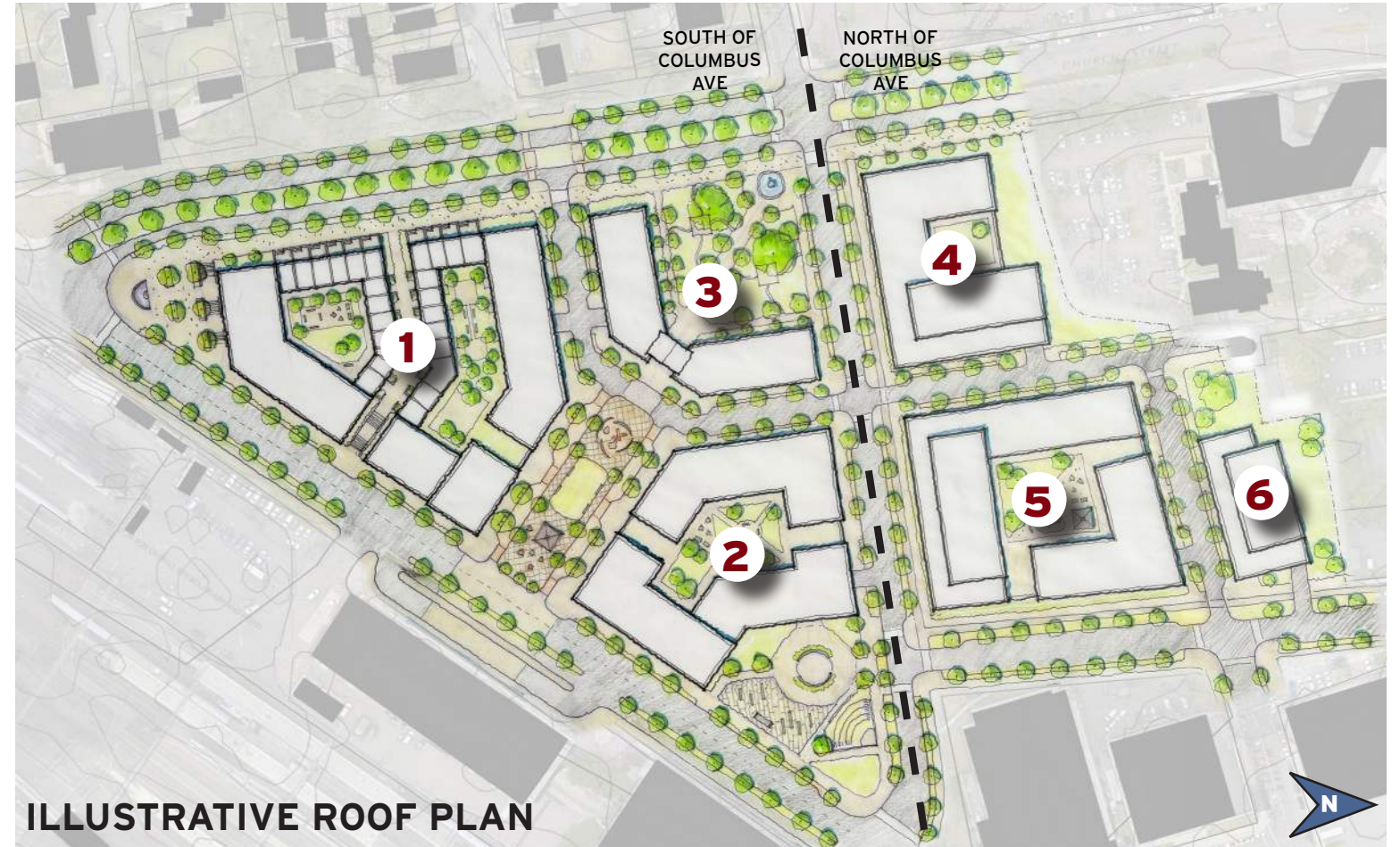


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UNION SQUARE PROGRAM



GROUND FLOOR PLAN



ILLUSTRATIVE ROOF PLAN

BLOCK 1

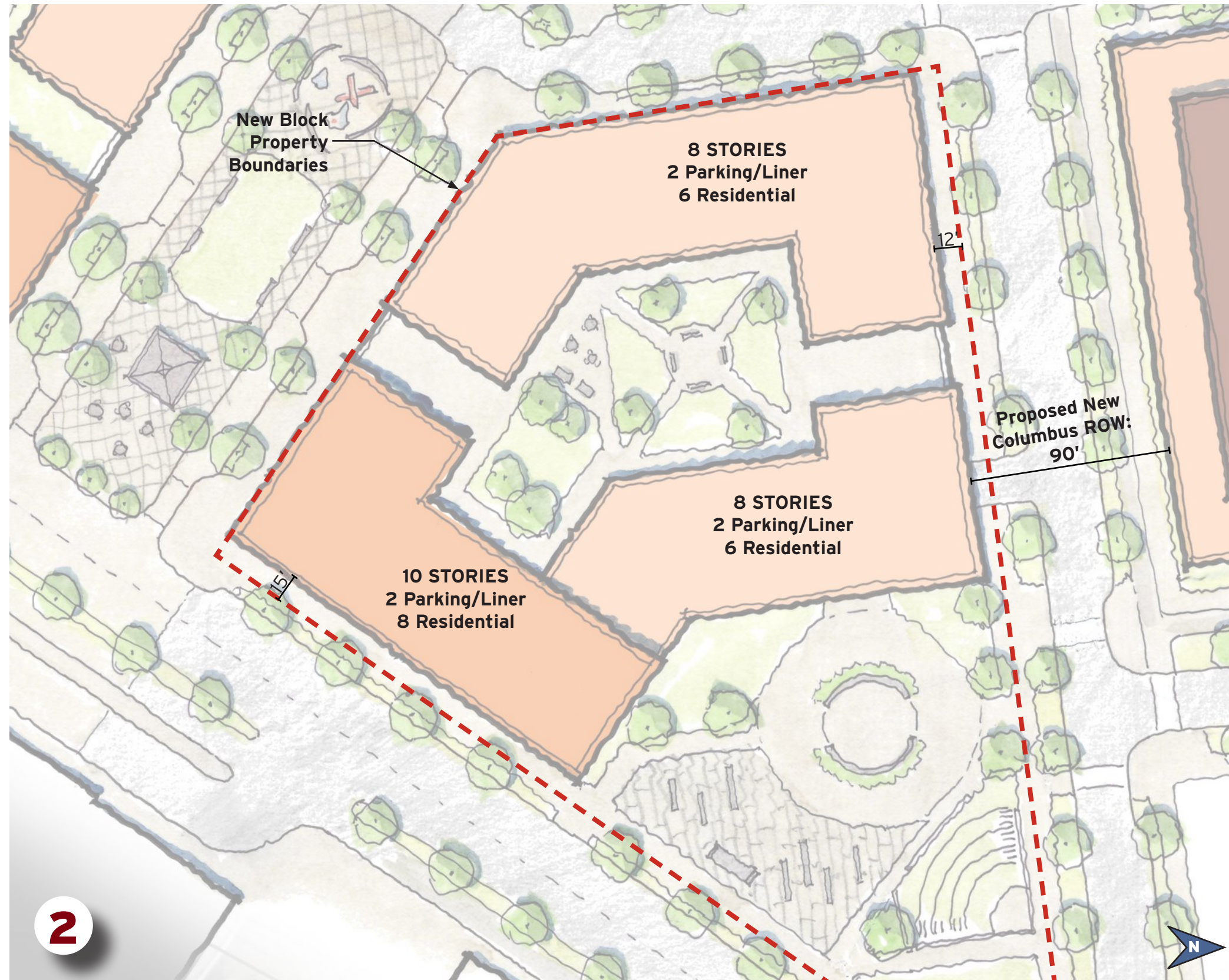


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BLOCK 2

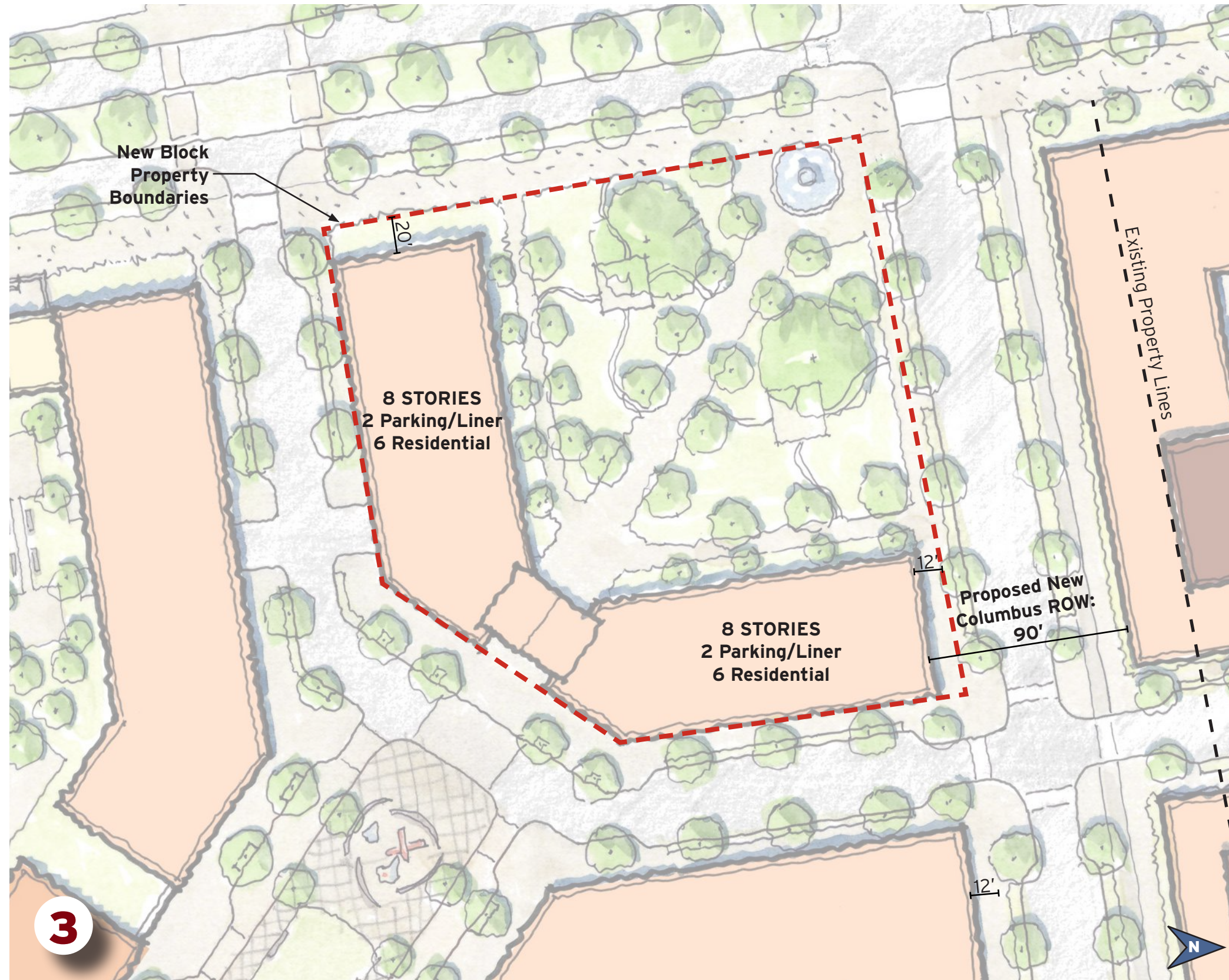


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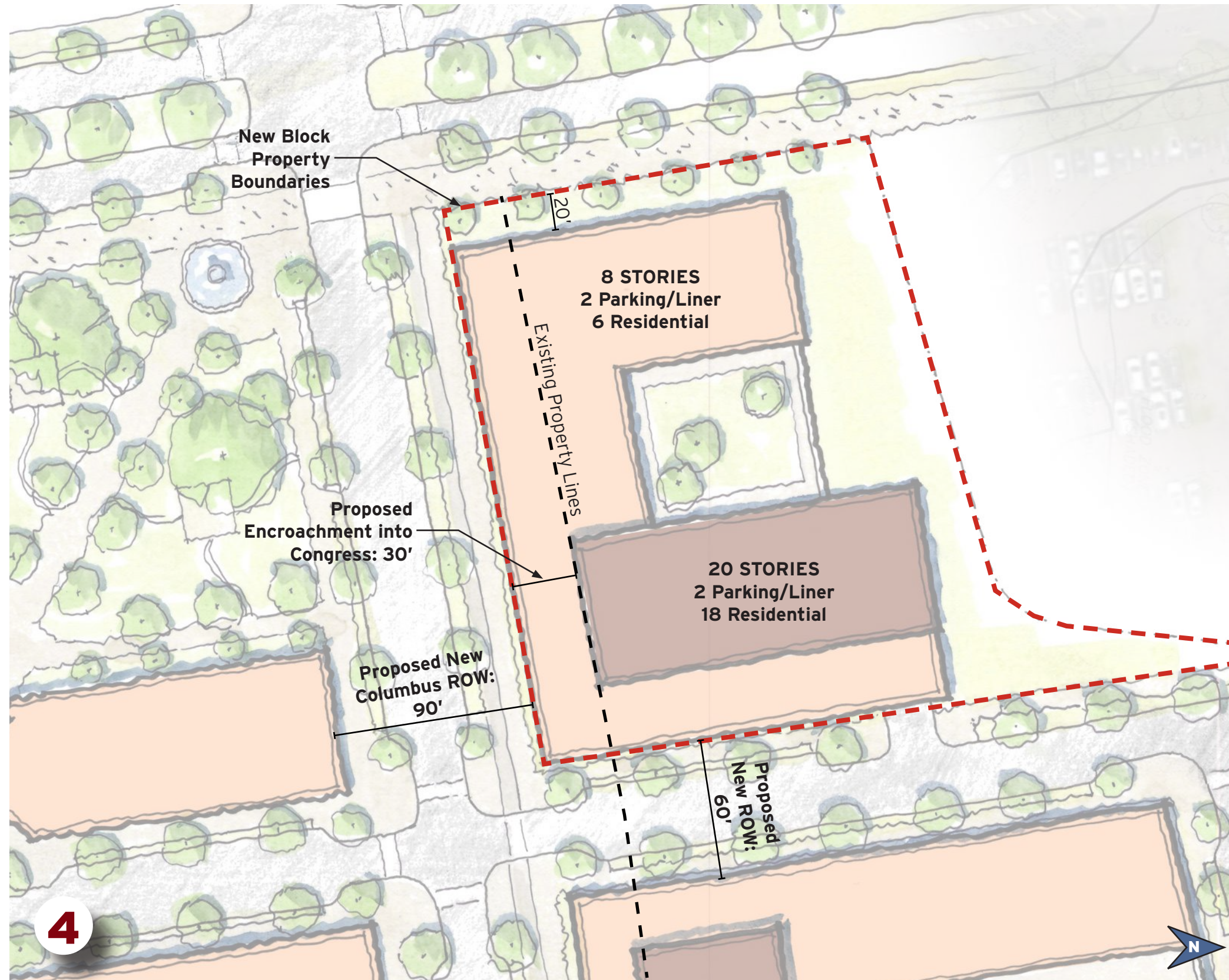


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BLOCK 3



BLOCK 4

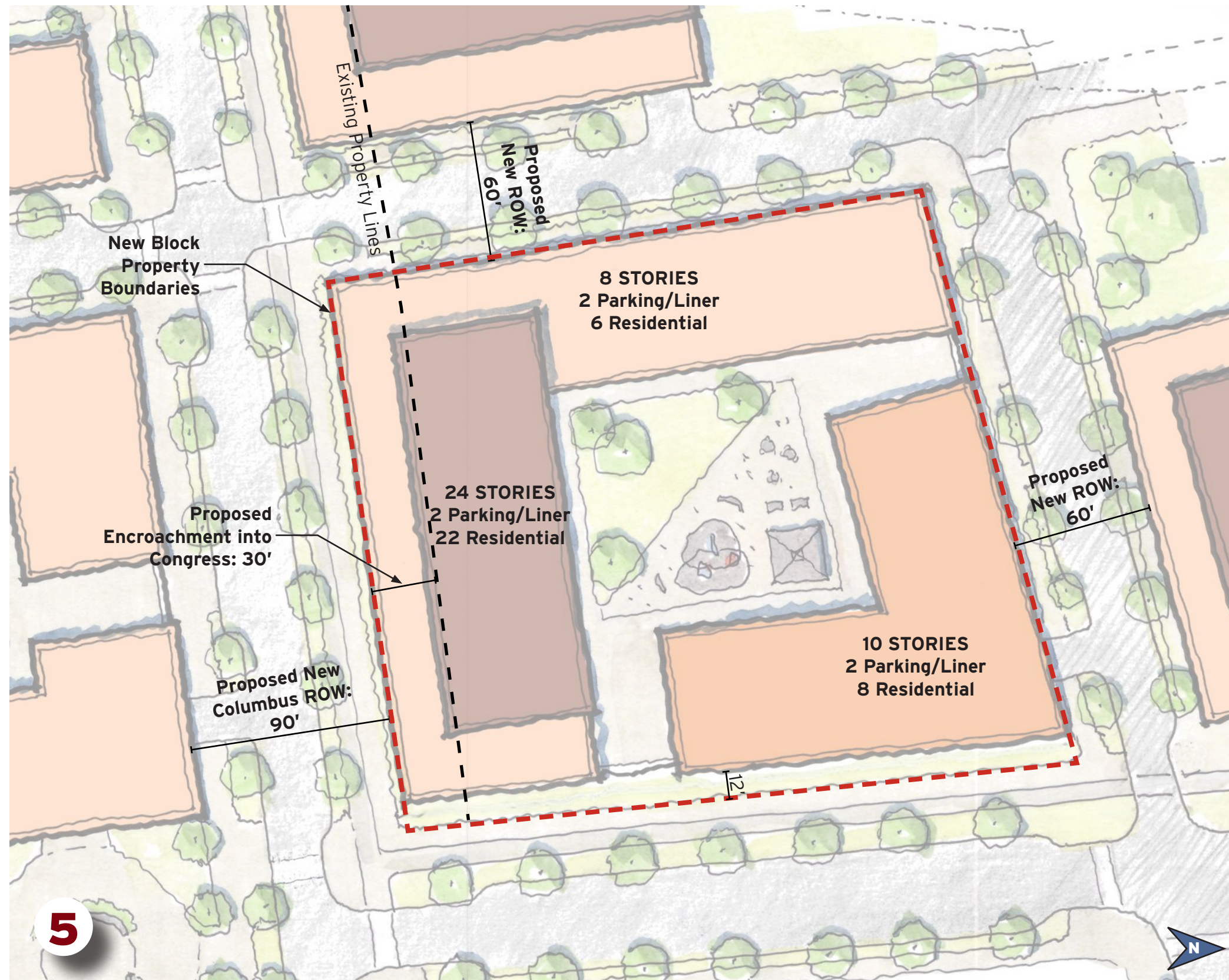


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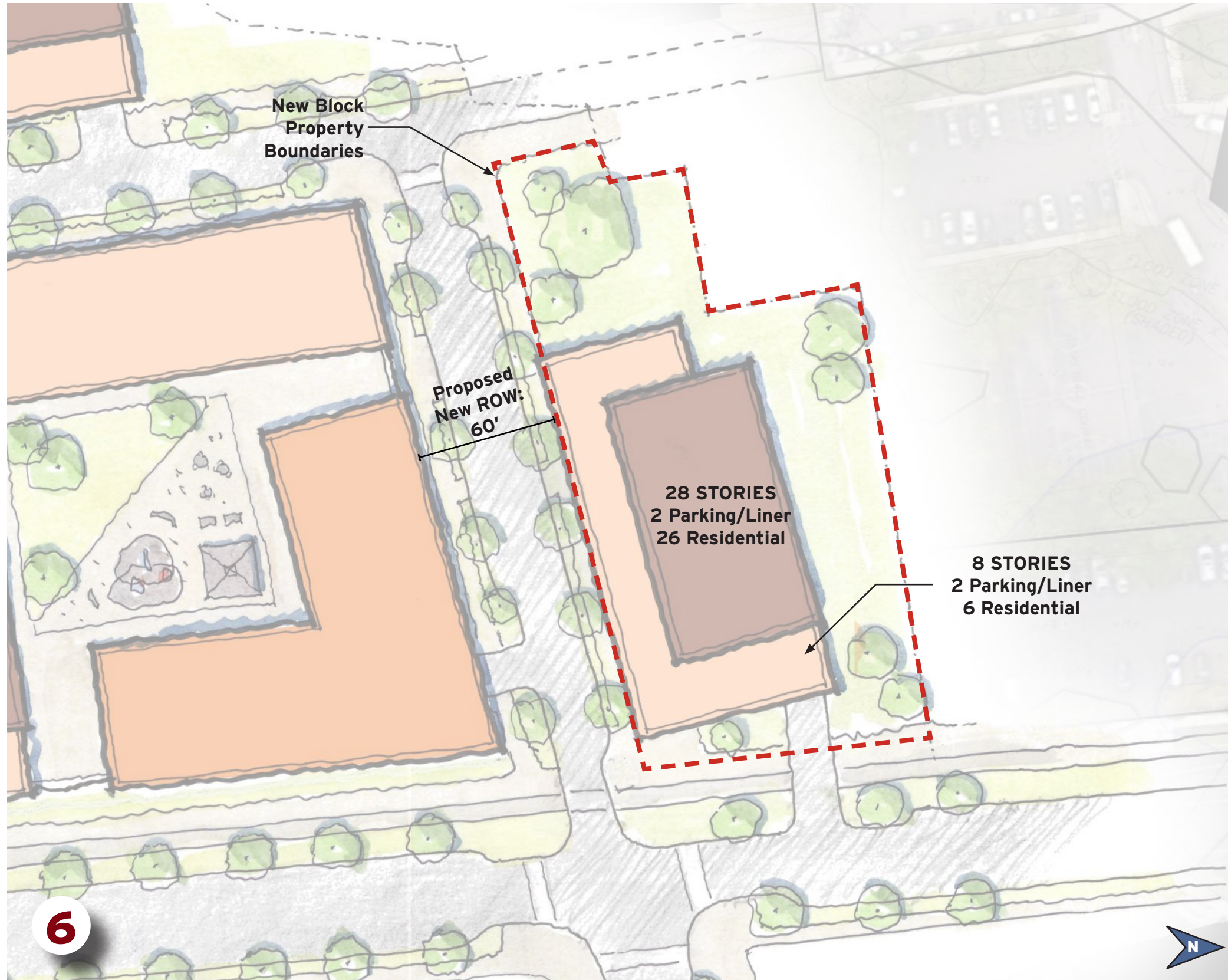


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BLOCK 5



BLOCK 6



PUBLIC AND PRIVATE OPEN SPACE



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Charrette Summary: Housing Plan

UNION SQUARE NEIGHBORHOOD CNI
NEW HAVEN, CT

AERIAL PERSPECTIVE



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Charrette Summary: Housing Plan
UNION SQUARE NEIGHBORHOOD CNI
NEW HAVEN, CT

CENTRAL GREEN PERSPECTIVE



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UNION SQUARE NEIGHBORHOOD CNI
NEW HAVEN, CT

CHURCH STREET PROMENADE PERSPECTIVE



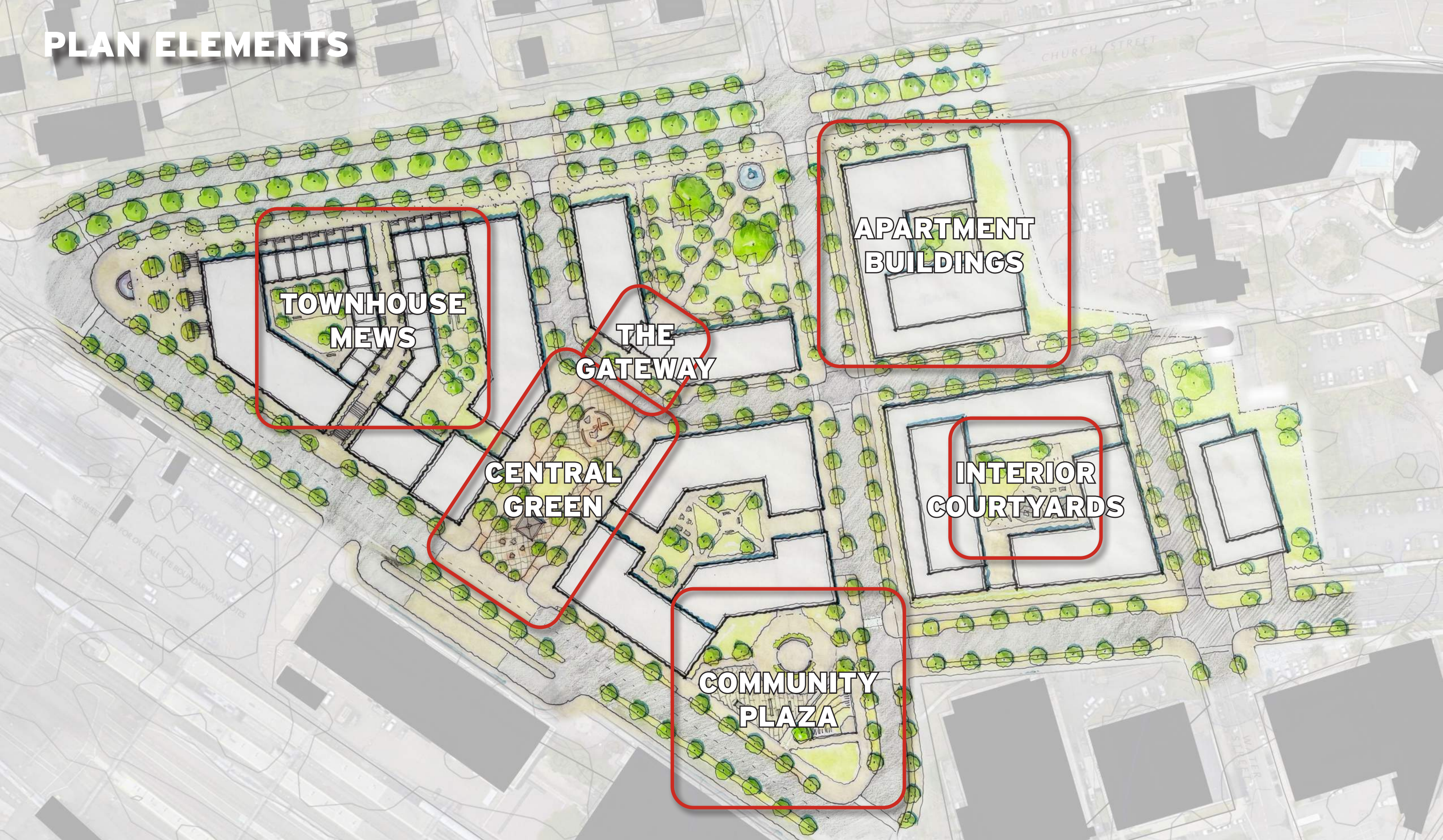
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Charrette Summary: Housing Plan
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NEW HAVEN, CT

PLAN ELEMENTS



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Charrette Summary: Housing Plan

UNION SQUARE NEIGHBORHOOD CNI
NEW HAVEN, CT

PLAN ELEMENTS: THE CENTRAL GREEN

SOCIAL

Provide amenities including spaces for community gathering, social support, and recreation



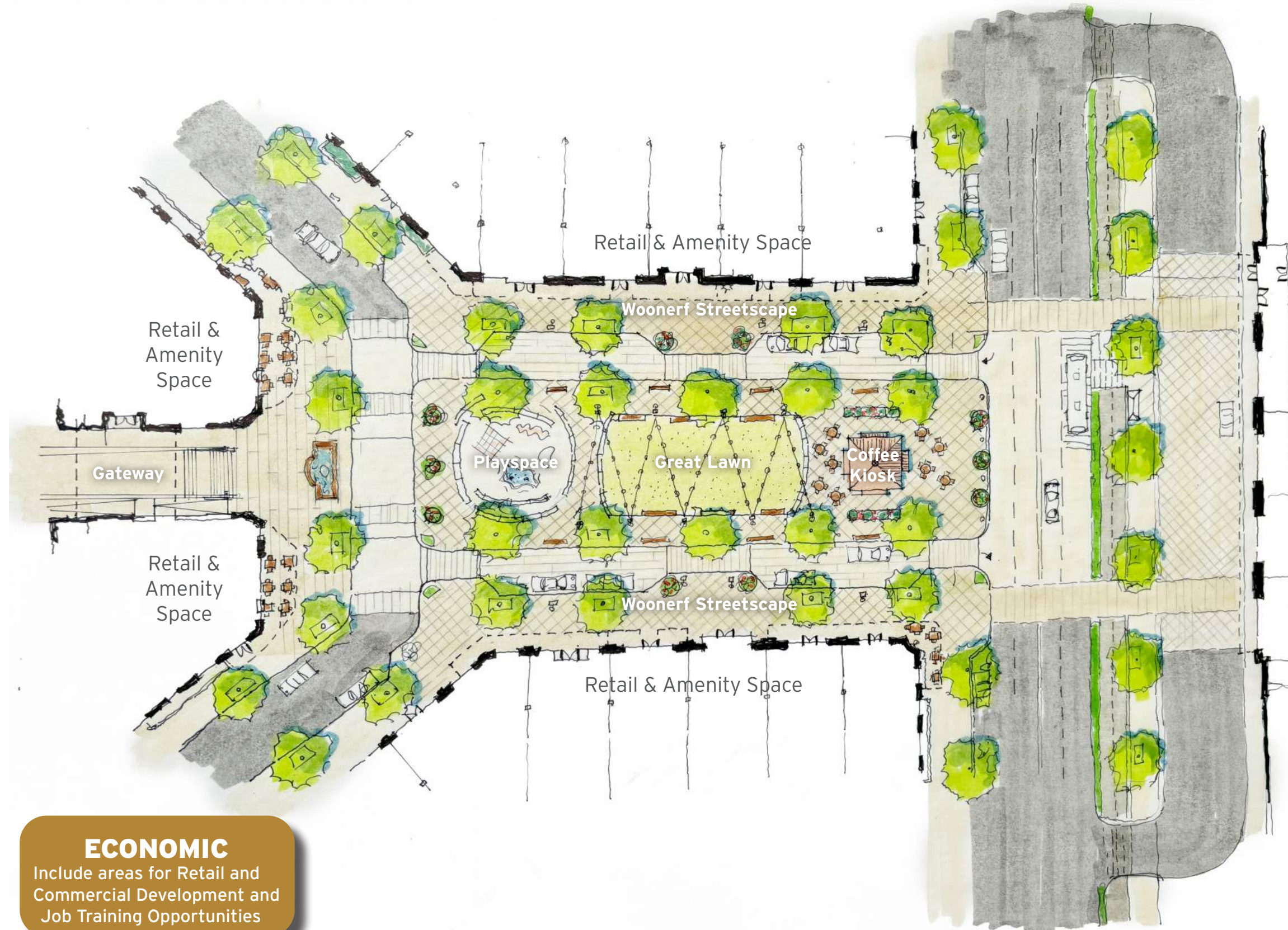
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Charrette Summary: Housing Plan
UNION SQUARE NEIGHBORHOOD CNI
NEW HAVEN, CT

PLAN ELEMENTS: THE CENTRAL GREEN



ECONOMIC
 Include areas for Retail and Commercial Development and Job Training Opportunities

PLAN ELEMENTS: THE CENTRAL GREEN



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Charrette Summary: Housing Plan
UNION SQUARE NEIGHBORHOOD CNI
NEW HAVEN, CT

PLAN ELEMENTS: THE GATEWAY



SOCIAL
Provide amenities including spaces for community gathering, social support, and recreation

PLAN ELEMENTS: COMMUNITY PLAZA



SOCIAL
 Provide amenities including spaces for community gathering, social support, and recreation

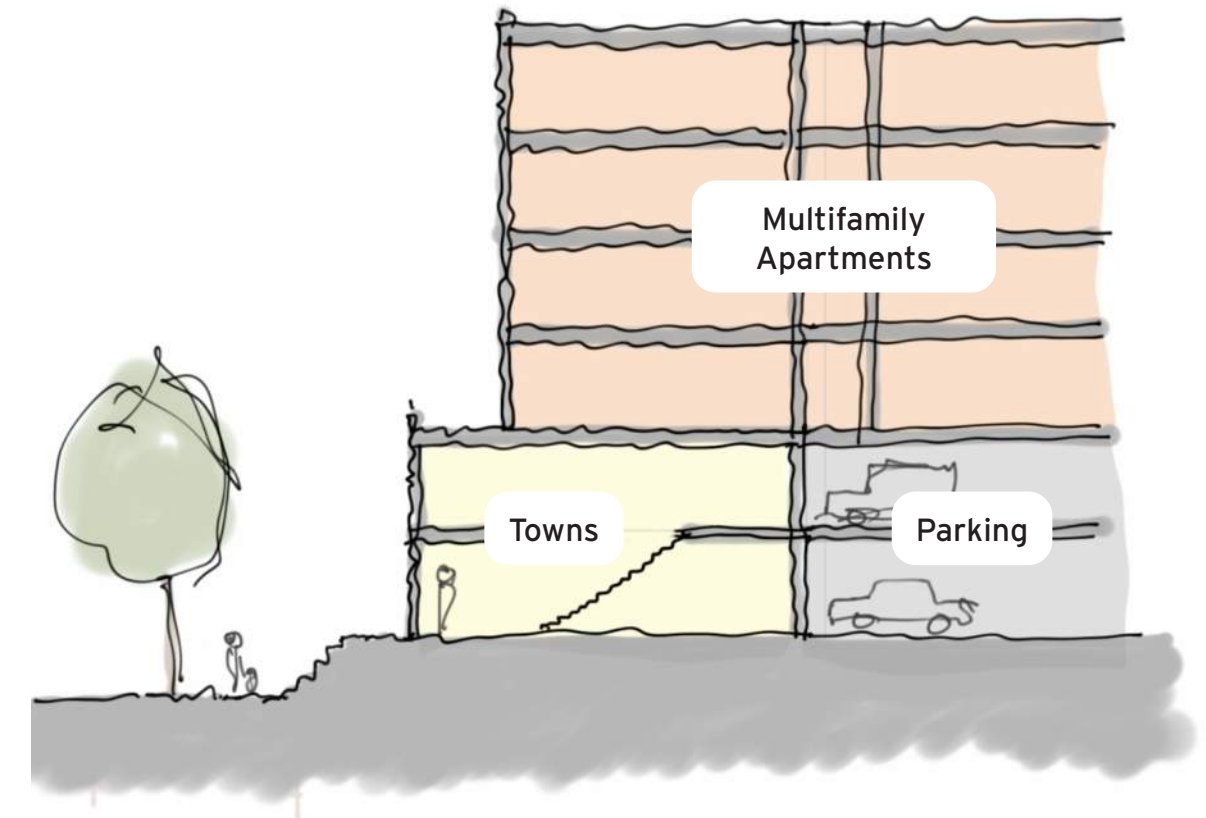


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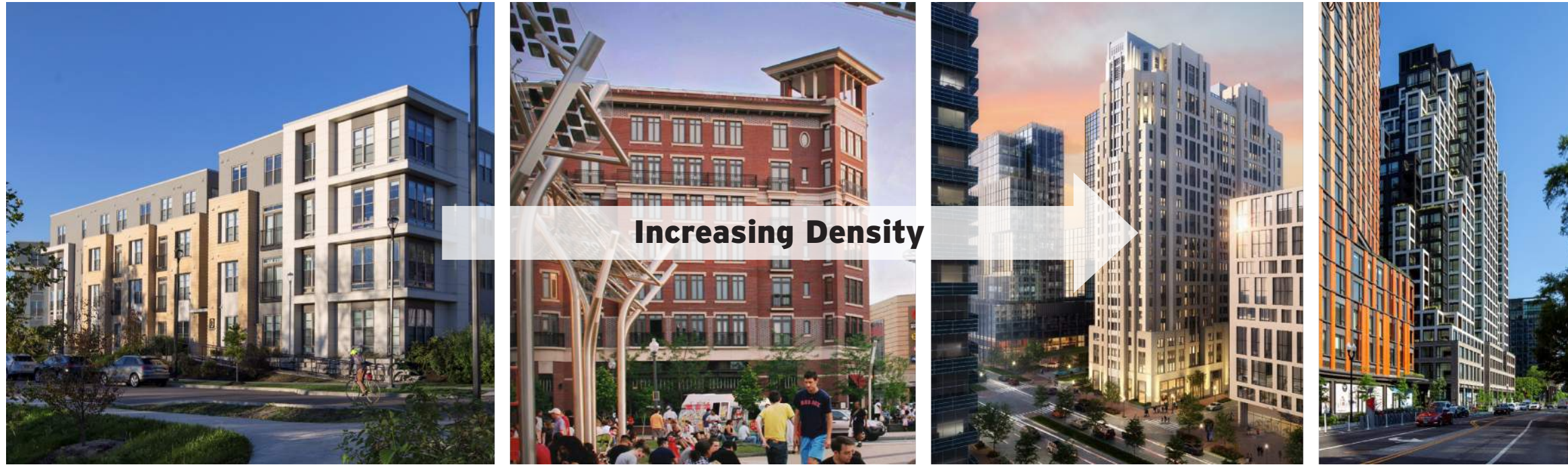
PLAN ELEMENTS: TOWNHOUSE MEWS



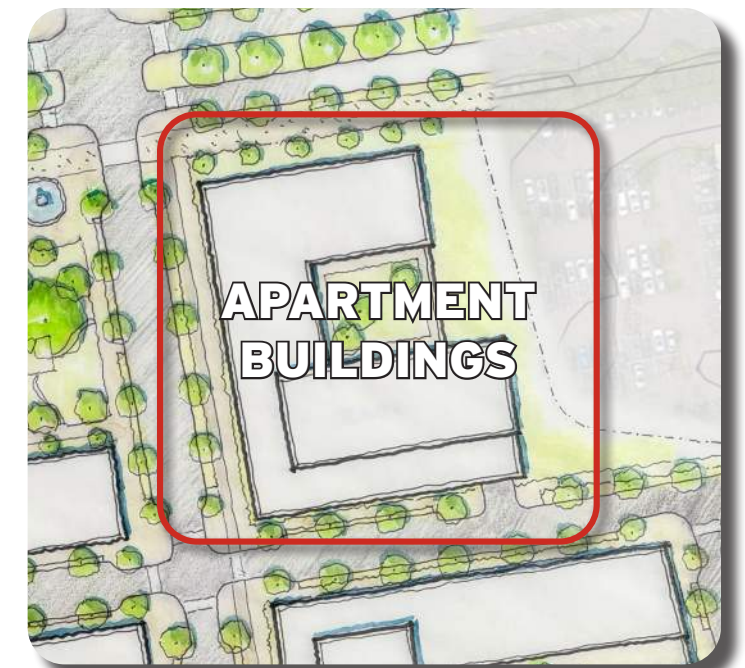
BUILDING
 Right to Return for current Robert T Wolfe residents and former Church Street South Residents
 Provide affordable, safe and high quality housing choices



PLAN ELEMENTS: APARTMENT BUILDINGS



Increasing density towards Downtown New Haven provides variety and different housing options across the plan. Multifamily apartment building heights in the plan range from 7 stories to 28 stories.



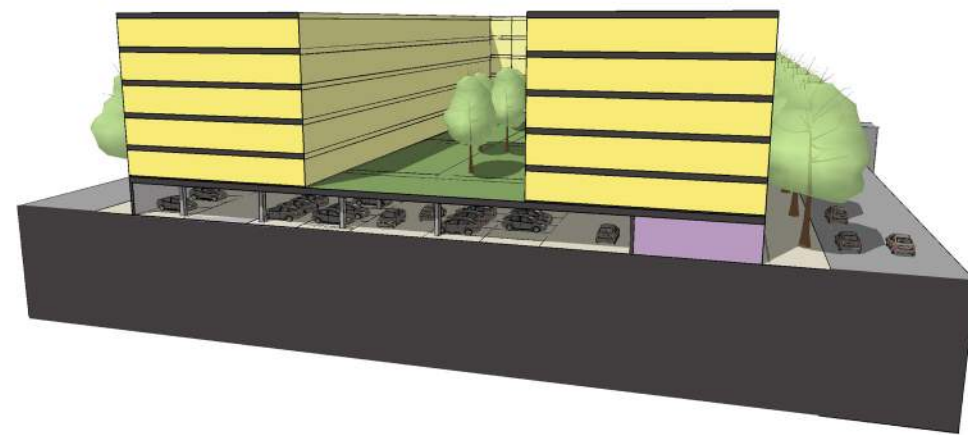
BUILDING
 Right to Return for current Robert T Wolfe residents and former Church Street South Residents
 Provide affordable, safe and high quality housing choices



PLAN ELEMENTS: INTERIOR COURTYARDS



The Podium Apartment Buildings in the plan feature private amenity spaces above the parking deck. This provides much needed secure and quiet outdoor amenity space for residents



SOCIAL
Provide amenities including spaces for community gathering, social support, and recreation

CONCLUSION & MOVING FORWARD

The Charrette for the Union Square Neighborhood was a crucial step towards creating the Union Square Choice Transformation Plan. During the 4-day Charrette, the Housing Team gathered and actively implemented input from the residents of Robert T. Wolfe and the former Church Street South, stakeholders, and city agencies.

Following the Charrette, the Housing Team will work with Glendower and Elm City Communities, Residents, the City of New Haven, and other stakeholders to refine the housing masterplan. The housing masterplan will then be incorporated into the **Union Square Transformation Plan**, which will represent a comprehensive plan to improve conditions for residents of Robert T. Wolfe, deliver a mixed-income housing neighborhood, offer neighborhood improvements, and catalyze employment, education and health care programs.



UNION SQUARE

CHARRETTE SUMMARY: HOUSING PLAN

SEPTEMBER 9-12, 2024



Kenneth Boroson
ARCHITECTS