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

1. Create Lively Mixed Use Downtown District
   • Encourage development of dense and diverse residential types
   • Leverage central location adjacent to Yale, public transportation, civic institutions, and downtown life
   • Encourage development of convenience and destination retail to support district vitality
   • Improve public spaces, including streets, to support urban living, walkability, bikeability, and lively and active frontages
   • Promote a “park once” mentality through centralized garages
2. Strengthen Connections

• Repair urban fabric and eliminate building gaps to increase street continuity

• Extend interstitial public open space and pedestrian networks

• Strengthen the continuity of the Elm Street Corridor that connects Broadway and Wooster Square

• Reinforce the role of Orange Street as a smaller scale pedestrian environment

• Better connect downtown to State St. Station through both pedestrian and dedicated bicycle infrastructure
Goals

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

4. Maximize Development Potential
   • Rationalize and consolidate parking into central structures to increase efficiency of block structure and allow for small lots to be redeveloped without parking requirements
   • Maximize flexibility of development options
   • Increase density consistent with vision of downtown as a 24-hr neighborhood
Big Picture Connections
Current Condition

Key
- Historic Buildings
- Potential Soft Sites
Current Condition: Historic Buildings

Key
- Historic Buildings
Current Condition:
Elm Street Historic Buildings

Key
Historic Buildings
Current Condition:
Historic Buildings
Buildings to be removed

Key
- Historic Buildings
- Potential Soft Sites
Potential Redevelopment Sites

Key
- Historic Buildings
- Development Sites
Potential Redevelopment Sites
Improved Streetscape A

Street bulb outs decrease crossing distance

Raised table at Elm St. and Orange St. calms traffic

Street trees, new signage and wayfinding, and signature lighting create a distinctive and pedestrian friendly streetscape

Dedicated bike lane along entire length of Elm St.

State St. greenway features outdoor market and expands bicycle infrastructure
Improved Streetscape B

Street bulb outs decrease crossing distance

Raised midblock crossing unites historic houses and calms traffic approaching State St.

State St. greenway features outdoor market and expands bicycle infrastructure

Street trees, new signage and wayfinding, and signature lighting create a distinctive and pedestrian friendly streetscape

Dedicated bike lane along entire length of Elm St.
Concept A: CBD Max Density
Current Condition:
Study Area
Concept A:
CBD Max Density

Key
- New Buildings
Concept A: CBD Max Density
Concept A:
Pedestrian and Vehicle Entrances

Key
- New Buildings
- Vehicle Entrance
- Pedestrian Lobby Entrance
- Pedestrian Commercial Entrance
Concept A:
Consolidated Midblock Parking
Concept A: Structured Parking
Concept A: Street Level Retail
Concept A:
Residential & Streetscape Improvements
## Concept A:
### Development Totals

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<th>Floors</th>
<th>Parking (sq ft)</th>
<th>Apartments (sq ft)</th>
<th>Lofts (sq ft)</th>
<th>Townhouses (units)</th>
<th>Retail (sq ft)</th>
<th>Hotel (sq ft)</th>
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Concept A:
E-W Section
Concept A:
N-S Section
Concept B:
Midrise Mixed Residential w/ Interior Block Courts
Current Condition: Study Area
Concept B:
Midrise Mixed Residential w/ Interior Block Courts

Key

- New Buildings
Concept B:
Midrise Mixed Residential w/ Interior Block Courts
Concept B:
Pedestrian and Vehicle Entrances

Key
- New Buildings
- Vehicle Entrance
- Pedestrian Lobby Entrance
- Pedestrian Commercial Entrance
Concept B: Midblock Pedestrian Network
Concept B:
New Public Spaces
Concept B: Structured Parking
Concept B:
Retail
Concept B:
Residential Typologies
Concept B:
Residential & Streetscape
Concept B:
E-W Section
Concept B:
N-S Section
Concept B:
N-S Section
Skyline and Gateway

Existing Streetscape Improvements

Concept A: CBD Towers

Concept B: Midrise with Residential Courts
Building Types

Double Loaded (65’ width)

Single Loaded (35’ width)

Town House (22’ x 40’ deep)

Loft Building (Varies with lot)
Local Building Types: Low Rise Garden Court Apartments

Location: Whitney Avenue
Building Height: 2-4 story Walk-up
Organization: Multiple Entryway System, Courtyard Access
Building Size: 35’ to 40’ Width, 20’ – 40’ Court Width
Local Building Types: High Density Midrise

Location: Howe Street
Building Height: 6-8 Story
Organization: Double Loaded Central Lobby
Building Size: 45’ to 60’ Width
Local Building Types: High Density Midrise Infill

Location: Study Hotel, Chapel Street
Building Height: 7 Story, Basement Parking
Organization: Double Loaded Central Lobby
Building Size: 65' Width
Local Building Types: Mixed Use Midrise Podium

Location: Audubon Street
Building Height: 4 Story
Organization: Ground Level Retail, Townhouses on Podium Level Garden, Podium Parking
Building Size: 43’ Width
Local Building Types: Mixed Use Midrise Podium
Location: Whitney Grove
Building Height: 4 Story
Organization: Ground Level Retail, Townhouses on Podium Level Garden, Podium Parking
Building Size: 50’ Width
Local Building Types: High Rise in Mixed Fabric

Location: Chapel Street, Taft Apartments
Building Height: 12 Story
Organization: Double Loaded Central Lobby
Building Size: 40 / 55’ Width
Local Building Types: High Rise in Mixed Fabric

Location: Court Street, Union Building
Building Height: 12 Story
Organization: Single Loaded Central Lobby
Building Size: 35’ / 45’ Width
Local Building Types: High Rise in Mixed Fabric

Location: Church Street, Union Building
Building Height: 12 Story
Organization: Single Loaded Central Lobby
Building Size: 42' Width
Local Building Types: High Rise Podium

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