

# Newhallville Infrastructure Project Update

## *Public Meeting #1*

Thursday, June 26, 2025

**TOGETHER  
NEW HAVEN**

CITY OF NEW HAVEN  
JUSTIN ELICKER, MAYOR  
BOARD OF ALDERS



# Welcome + Introductions



01 How We Got Here – Neighborhood Commercial District Playbook

02 Dixwell Reconnection Project Plan

03 Winchester Ave Roadway Improvements

04 Breakout Session & Community Input

Agenda.

**01**

# **How We Got Here? Neighborhood Commercial District Playbook and Initiatives**

# How We Got Here – Neighborhood Commercial Playbook

In Fall 2022, the City launched an RFP to guide revitalization across its Neighborhood Commercial Districts (NCDs). New Haven-based Pirie Architects was selected to assist with this effort resulting in community assessments, character profiles, renderings, and an implementation strategy.

This work helped craft the unique architectural identity of neighborhoods like Whalley Avenue and provided compelling visuals and data that became key *to successful state and federal grant applications*.

What began as a planning initiative has since resulted in \$30M in state funding since 2022. Today, we're proud to share the start of a possible win: "Dixwell Reconnection Project", work enabled by this early investment.

## THE VISION

**Grand Avenue:  
Cohesive & Vibrant Entertainment  
Destination**



## THE VISION

**Long Wharf:  
New Haven's Contemporary District**



## THE VISION

**Kimberly Square, Kimberly Plaza,  
& Kimberly Place:**



## THE VISION

**Whalley Avenue**

### Connection At All Levels

Whalley Avenue, a Connecting Boulevard rich with commercial activity, is primed for enhancement to increase sense of place. The Avenue is the 'grain' that joins New Haven's Newhallville neighborhood and the Highwood Neighborhood at the south end of the Town of Hamden. Paired with the Farmington Canal Trail, the "grain" is the organizing spine that ties the neighborhoods to educational, natural, and recreational resources through secondary "cross-grains". Developed 'cross-grains' work with the 'grain' to establish a vibrant public realm that provides a rich network of amenities, services, and resources for an active, family-oriented community. The area is bracketed at the northeast by Six Lakes and at the southwest by Beaver Pond integrating underutilized, high quality natural water and wetland park resources into the area as focal points and opportunities for neighborhood-based water resource destinations.

- The theme of **CONNECTIONS** resonates throughout the area in multiple ways:
- multi-modal and pedestrian links to recreational activities, natural resources, a new commercial district, and town centers
  - linking families to new cultural landmarks in the neighborhood
  - anchoring the new Bassett Street adult educational center to a vibrant commercial district and public plaza on Dixwell
  - joining student populations to the new Main Street typology commercial hub on Dixwell between Bassett Street and Munson and Arch Streets.



A strong pedestrian Esplanade provides connectivity between Dixwell Avenue and enhances pedestrian safety.



Boardwalk and trail connections throughout Newhallville and Highwood neighborhoods link residents to high-quality recreational assets.

## INTRODUCTION

What is the NCD Playbook?

The NCD Playbook is a how-to guide for planning, supplying, organizing, implementing, and managing New Haven's Neighborhood Commercial Districts. The NCD Playbook embraces a place-based economic development strategy that celebrates the unique qualities of each neighborhood.

IMAGE PERMISSION PENDING

Img. 5: West Chester, Pennsylvania; Samuel Markey

## WHO USES THE PLAYBOOK

The Playbook helps *City leaders* build an effective NCD Initiative. With municipal support of each NCD's vision, a unique sense of place, economic development, and organizational and management structures, NCDs will be enabled to grow and be sustained.

The Playbook is also a tool for new and established *business owners, property owners, community organizations, entrepreneurs, and local residents* for effective collaboration with the City to envision, develop, and operate their NCD.

## HOW TO USE THE PLAYBOOK

The Playbook is strategic and works in tandem with CMSC's Four Point Approach to identify and efficiently address deficiencies, limitations, and needs.

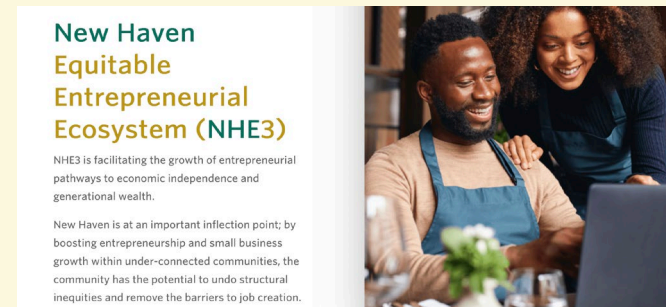
Action Items create cumulative and durable impact by directing the City's energy, attention, and resources consistently and equitably to each NCD based on the NCD's vision and on-the-ground leadership.

Impact will come with consistency, time, dedicated City support, and individual NCD commitment.



## How We Got Here – Current Initiatives

- **Neighborhood Economic Opportunity Challenge Grant (NEOC):** Through the City's NEOC Grant, \$440,000 was awarded to support quality-of-life improvements and community-led initiatives in Newhallville and the greater Dixwell area. Funded projects and organizations include:
  - **Newhallville Community Service Development Corp (NCSDC):** \$90,000 in start-up funding to support staffing and planning for property acquisition and neighborhood revitalization.
  - **Community Placemaking Engagement Network:** \$33,000 to launch the Newhallville Marketplace Collective, supporting open-air markets and training for local farmers and entrepreneurs.
  - **CT Community Bicycle Workshop:** \$21,000 to expand programming, provide tools and bike donations, and hire local youth apprentices for summer 2024 in Newhallville.
  - **Clifford Beers:** \$300,000 to help acquire the former Elm City College Prep building, preserving it as an All-Boys School, mental health facility, and community services hub in Newhallville.
- New Haven Equitable Entrepreneurial Ecosystem (NHE3) Grant Program to Assist Eligible Business in Applying and Receiving Both Grants.



# Dixwell Neighborhood Improvements: Anchor Projects



Clifford Beers  
Community Care Center  
A Clifford Beers Community Health Partner



1. Clifford Beers
2. Adult Education BOE Building



# Dixwell Housing Improvements: Anchor Projects



1. ConnCAT Place
2. 201 Hazel Street
3. Starr St. Homeownership Development

02

# **Dixwell Reconnection Project Plan**



**"MAIN STREET" DISTRICT DEVELOPMENT**

**SECTION KEY**

1. FORD STREET PROMENADE
2. BASSETT PLAZA
3. DIXWELL
4. GOODRICH STREET AT DIXWELL
5. GOODRICH STREET TWO-WAY
6. GOODRICH STREET AT ALBERTUS

**"CONNECTING BOULEVARD" DISTRICT DEVELOPMENT**

**SECTION KEY**

7. MORSE EAST OF DIXWELL INTERSECTION
8. ARCH STREET WEST OF DIXWELL INTERSECTION
9. ARCH STREET EAST OF WARNER STREET
10. FITCH STREET AT SCSU CAMPUS
11. WHITING CROSSING



# Dixwell Reconnection Project

In June of 2025, the City of New Haven & the Town of Hamden jointly applied to CIF Round 7 for the Dixwell Reconnection Project

**\$10m Proposal:** The Dixwell Reconnection project is a revitalization effort to make the Avenue safer, more vibrant, and walkable. It includes roadway improvements to calm traffic and boost pedestrian and cyclist safety, as well as streetscape upgrades like modernized sidewalks, lighting, signage, and landscaping. The City will also invest in lighting and other upgrades along the Farmington Canal Trail from Munson to Putnam Avenue in Hamden, as well as remediate 0 Gibbs, a City-owned lot will become a new public space for recreation, dining, and community gatherings. The project celebrates neighborhood identity, supports local business, and enhances the public realm.



# Streetscape Improvements

- A. Street Trees, Plants, & Rain Gardens
- B. Lighting & Receptacles
- C. Signage & Placemaking
- D. Site Furniture, Pocket Parks & Parklets (Outdoor Dining)
- E. Enhanced Roadways, Crosswalks, & Sidewalks, Street Painting & Public Art (Community Projects)



**A: Street Trees, Plants, & Rain Gardens**



**C: Wayfinding & Placemaking Signage**



**B: Trash Receptacles & Lighting**



**D: Parklets & Site Furniture**



**E: Enhanced Cross/Sidewalks (Street Painting & Public Arts)**

# DIXWELL LOOKING SOUTH

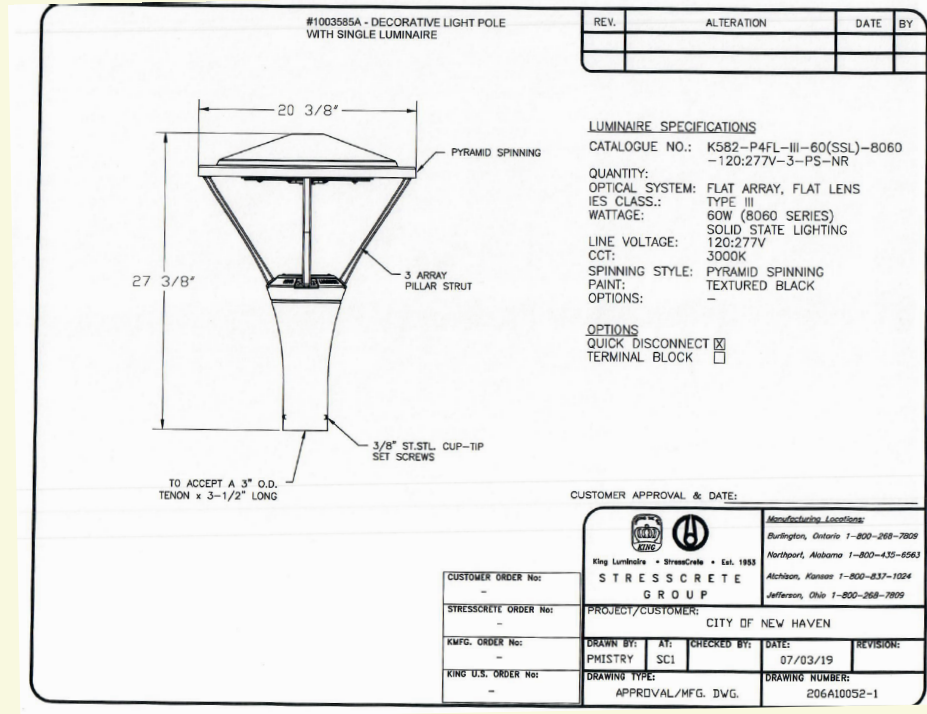
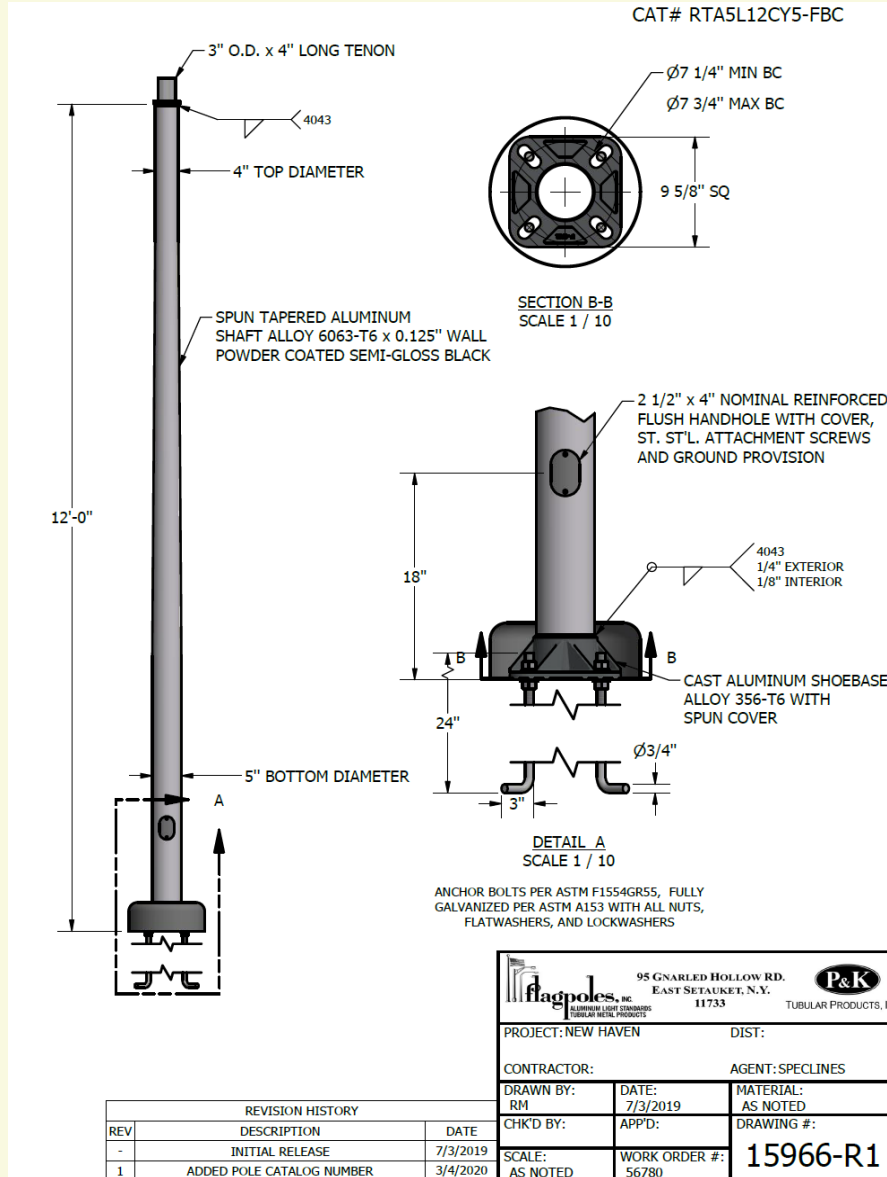




## Farmington Canal Lighting

1. Canal Trail Lighting from Munson to Putnam Avenue
2. Street Lighting along Dixwell Avenue

Dark Skies Fixtures using City of New Haven Standard



# Gibbs Park Remediation



- (A) Decorative metal fence
- (B) Bike repair station
- (C) Fitness equipment for future seniors
- (D) Fitness equipment for seniors
- (E) Open grass area for meeting up, stretching, group fitness classes
- (F) Kids fitness/play equipment
- (Picnic table icon) Picnic tables
- (G) Water fountain with bottle filler
- (H) Focal point. Possibilities:
  - Climbable sculpture
  - A sculpture commemorating a neighborhood leader, after whom the park can be named
  - A sculpture about the historic connection between the Farmington Canal Railway and the Newhallville neighborhood
- (I) Retain trees. Clear out shrub layer to provide clear sight lines between park and trail (all concepts).
- (K) Kid-sized bouldering
- (L) Adult-sized bouldering. Opportunity to partner with City Climb Gym?
- (M) Rest area with shade trees and picnic tables.



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03

**Winchester Ave**

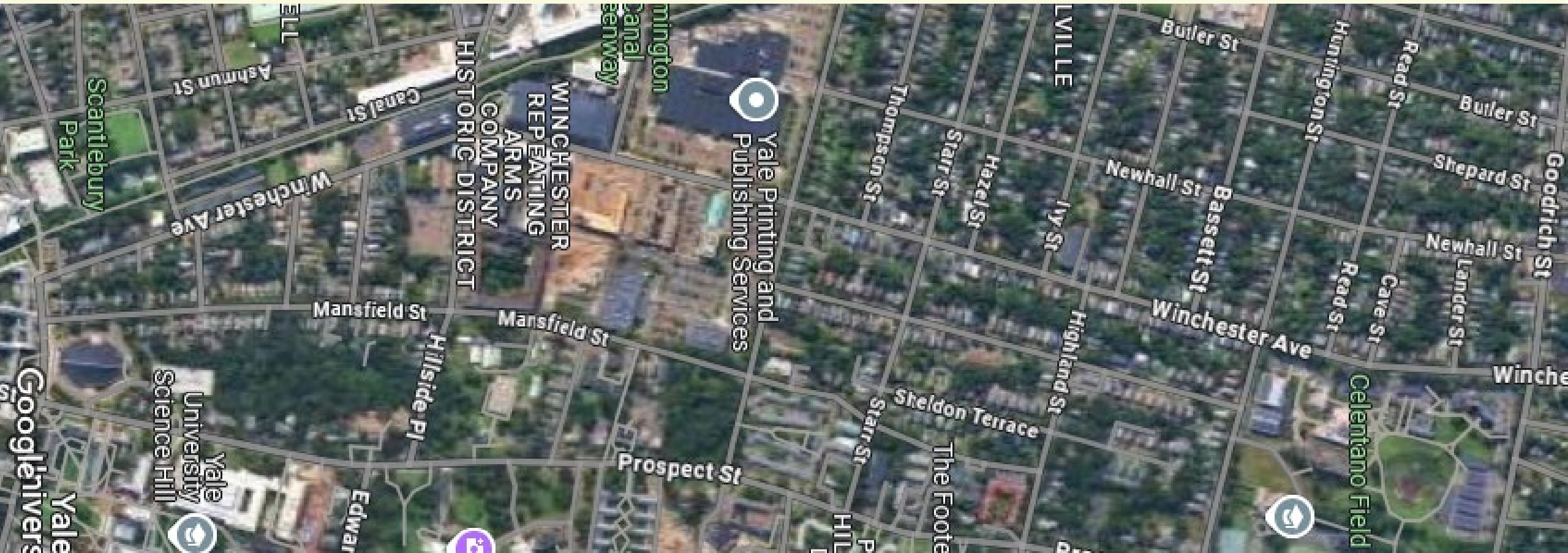
**Roadway Improvements**

## Goals

- Improve pedestrian safety
- Enhance walkability
- Calm traffic
- Improve roadway safety/compliance
- Improve intersection geometry
- Address drainage
- Create sense of place



# Winchester Avenue



# Types of Interventions



Raised intersection



Crosswalk with RRFB (rectangular rapid flashing beacon)

# Types of Interventions



Raised intersection with Bump Out



Speed Hump

# Types of Interventions



Raised Crosswalk with Bump Out and Bioswale



Center median with bump outs

## **Tonight**

- Feedback on problem areas on Winchester and suggestions

## **End of Summer**

- Publish preliminary engineering plans for project

## **End of Year**

- Final design submission

## **Construction - 2026**



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# Breakout Session

# Thank You for Your Participation!

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