

## Route 34 Corridor



Town: New Haven  
Zip Code: 06011  
Address: Route 34  
Property Type: Land for Biomedical, Office  
Acres: 34  
Sale: Yes, owned by city

### Land

Previous Use: Surface Parking  
Environmental Assessment: Yes  
Property Tax Rate: 42.21 mills  
Special Taxing Zone: Yes, Enterprise Zone  
Zoning: Biomedical, Office, Commercial  
Adjacent Acres for Expansion: None  
Topography: Flat  
Largest Tract: 34  
Preliminary Engineering: Yes

### Utilities

Natural Gas/Provider: Southern CT Gas  
Size of Gas Line:  
Gas Pressure (PSI):  
Distance from Site: On-Site  
Water Provider: South Central CT Regional  
Water Authority  
Size of Water Main:  
Distance from Site: On-Site  
Sewer Provider: City  
Size of Sewer Main:  
Distance from Site: On-Site  
Electric Service Provider: UI  
Distribution Voltage:  
Amps:  
Phase:  
Dual Feed:  
Fiber: Yes

### Transportation

Distance to Highway: 1 mile to I-95  
Access Roads: Route 34, Ella Grasso Blvd.  
Distance to Port: 3 miles  
Distance to Airport: 3.5 miles  
Distance to Commuter Rail: 1 mile

### Notes

The redevelopment of Route 34 Corridor west of Howe Street is one of the most intriguing upcoming developments in the City of New Haven. Approximately 34 acres of this former divided highway and truck route are being redesigned to meet an array of needs. Currently, the City is working on a Municipal Development Plan that will further develop existing concept plans, initiate state and local approvals, establish design guidelines, initiate marketing efforts, prepare dispositions to developers or end users, and much more. The Route 34 Corridor is envisioned to include mix of residential, retail/commercial and biomedical uses, along with structured parking.

### Contact:

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