

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **COMPREHENSIVE PLAN OF DEVELOPMENT UPDATE (“NEW HAVEN VISION 2025”)**, Public Hearing and Adoption
REPORT: 1506-01
ADVICE: Adopt Comprehensive Plan of Development by Attached Resolution

BACKGROUND

The City Plan Commission and the City Plan Department updated the 2003 Comprehensive Plan of Development pursuant to Article VII, Section 3 L (3) (a) of the Charter of New Haven, An Act Creating a City Plan Commission in the City of New Haven and Section 8-23 of Connecticut General Statutes (C.G.S.), Preparation, amendment or adoption of plan of conservation and development by planning commissions and most recent Public Act PA 15-95.

The Plan has been updated in a manner consistent with CGS Section 8-23, which requires that Comprehensive Plans of all municipalities within the state be updated at least once every ten years. The plan update also takes into account the recommendations outlined within the 2013-2018 State of Connecticut’s Plan of Conservation and Development pursuant to Chapter 297 of CGS, and Regional Plan of Conservation and Development (amended in July 2009) pursuant to Section 8-35a of CGS.

The City Plan Commission and the City Plan Department have spent many months drafting and preparing the Plan update document. Numerous citizens, members of city boards/commissions, and other interested parties have contributed to the drafting of the new plan. City Plan staff attended nearly 50 Community Management Team (CMT) meetings, twice at most meetings. A citywide community preference survey was conducted to prioritize planning issues and arrive at a consensus on planning vision, which garnered 920 responses from residents all across the city. Residents and other agencies sent written comments to the Department through the community feedback form or via email. A section of the City Plan Department’s website has been dedicated to the Plan update since 2012 and includes staff contact information, an electronic copy of the New Haven Data Book, copies of community presentations, meeting notes of workshops conducted, survey questionnaire and results, maps, and the final draft of the entire document. The Commission appreciates these contributions of the residents as well as city department heads and the Board of Alders, who routinely contribute to the dialogue on land use matters.

The South Central Regional Planning Commission (SCRCOG) approved a draft of the Plan update on June 17, 2015. A draft of the document was also submitted to the Board of Alders (BOA) for review, communicated on June 1, 2015. Approval by the legislative body is not required pursuant to state statute, however the Commission requests the endorsement of the Board of Alders.

This advisory report includes a number of supporting materials for the public record, including a summary of community outreach meetings held since December 2012 (when the planning process began) to date, all written correspondence, notes, letters and e-mails received from residents offering input and any plan approvals received to date (See Appendices enclosed).

PLANNING CONSIDERATIONS:

As mentioned earlier, the Plan update has been prepared based on Section 8-23 of CGS. It is a realistic assessment of the existing condition of the city, a blueprint for the city’s vision for the next decade, and a policy guide for achieving the city’s planning goals. The update is necessary not only to meet the state statute requirements but also to take a proactive and unified approach to guide future development and infrastructure investments within the city, over the next decade, through necessary changes to the city’s physical development policies and land use regulations. It also responds to the regional housing, economic, and transportation needs by analyzing the socio-economic and housing trends of the past decade (as shown in the Databook) and recommending policies to stabilize the city’s positioning as a regional urban growth center over the next decade. It shows the Commission’s

most desirable use of land within the City of New Haven for residential, recreational, commercial, industrial, conservation, and other purposes and for the most desirable density of population in the city.

Pursuant to CGS 8-23, the recommendations of the Plan update considered the community development action plan of the city; the need for affordable workforce housing; the need for protection of existing public surface and ground water drinking supplies; the need for protection of potential public surface and ground water drinking supplies; the use of cluster development and other development patterns to the extent consistent with soil types; terrain and infrastructure capacity within the municipality; the state plan of conservation and development, the regional plan of development, the physical, social, economic and governmental conditions and trends; the needs of the municipality including but not limited to, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation, cultural and interpersonal communications; the objectives of energy efficient patterns of development; the use of solar and other renewable forms of energy; and energy conservation.

The housing recommendations promote housing choice and economic diversity, including housing for both low- and moderate-income households, and encourages the development of housing which will meet the housing needs identified in the housing plan prepared pursuant to C.G.S. Section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to C.G.S. Section 16a-26.

Economic development recommendations focus on promoting an all-inclusive economy by suggesting initiatives to improve the neighborhood commercial corridors and to re-connect local workforce to local jobs. Transportation recommendations focus on promoting multi-modal transportation planning, with particular focus on enhancing transit, bike, and pedestrian systems and expanding the city's existing greenways and trails network. Both transportation and economic development recommendations also aim at enhancing the regional economic competitiveness of the city.

The Plan update is also consistent with the Municipal Coastal Program requirements of the Connecticut Coastal Management Act, C.G.S., Sections 22a-101 to 22a-104 inclusive and makes reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound. Considering the changing climatic conditions observed over the past decade, the updated document proposes implementation of coastal resiliency initiatives to mitigate the adverse impacts of sea level rise along the coast.

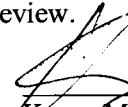
This Plan considers the recommendations of all of the sub-planning studies/plans undertaken over the past decade including Route 34 East/Downtown Crossing study, Mill River District plan, Route 34 West Municipal Development plan, and the Hill to Downtown Community plan.

ADVICE:

The Commission adopts the Comprehensive Plan of Development, as amended, by Resolution as stated in Attachment 1 and authorizes the City Plan Department to make any/all necessary typographic and editing changes and then make the plan available to the public with illustrative summary sheets and maps for ease of communication. Staff will communicate the adopted version for aldermanic review.

ADOPTED: September 17, 2015
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director



**CITY PLAN COMMISSION
NEW HAVEN, CONNECTICUT
RESOLUTION**

WHEREAS, It is the duty of the City Plan Commission to prepare a comprehensive plan pursuant to the Charter of the City of New Haven, Article VII, Section 3 L (3) (a), and Connecticut General Statutes (C.G.S.), Section 8-23: "Preparation, amendment or adoption of plan of conservation and development by planning commissions" and;

WHEREAS, An Act Creating a City Plan Commission in the City of New Haven, enacted by the State Legislature in 1913 states that "It shall be the duty of said City Plan Commission...to prepare a comprehensive plan for the systematic and harmonious development of the City....", and;

WHEREAS, The City Plan Commission finds that the Comprehensive Plan of Development "New Haven Vision 2025", dated September 2015, provides for the systematic and harmonious development of the city;

WHEREAS, The City Plan Commission prepared the Comprehensive Plan update in a manner consistent with Connecticut General Statutes and considered the community development action plan of the city; the need for affordable workforce housing; the need for protection of existing public surface and ground water drinking supplies; the need for protection of potential public surface and ground water drinking supplies; the use of cluster development and other development patterns to the extent consistent with soil types; terrain and infrastructure capacity within the municipality; the state plan of conservation and development, the regional plan of development, the physical, social, economic and governmental conditions and trends; the needs of the municipality including but not limited to, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation, cultural and interpersonal communications; the objectives of energy efficient patterns of development; the use of solar and other renewable forms of energy; and energy conservation;

WHEREAS, The Comprehensive Plan promotes housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourages the development of housing which will meet the housing needs identified in the housing plan prepared pursuant to C.G.S. Section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to C.G.S. Section 16a-26.;

WHEREAS, The Comprehensive Plan makes provision for the development of housing opportunities, including opportunities for multi-family dwellings, consistent with soil types, terrain and infrastructure capacity for all residents of New Haven and for all residents of the South Central Connecticut planning region;

WHEREAS, The Comprehensive Plan is a statement of the policies, goals and standards for physical development of New Haven; and the policies, goals and standards for the economic development of the municipality; and is designed to promote with the greatest efficiency and

economy the coordinated development of New Haven and the general welfare and prosperity of its people;

WHEREAS, The Comprehensive Plan recommends the most desirable use of land within the city for residential purposes, recreational purposes, commercial purposes, industrial purposes, conservation and other purposes;

WHEREAS, The Comprehensive Plan recommends the most desirable density of population in the city and notes inconsistencies with the state plan of conservation and development;

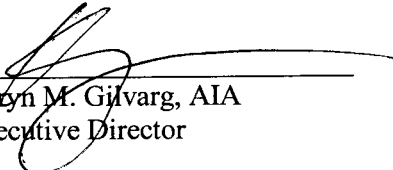
WHEREAS, The Comprehensive Plan is consistent with the Municipal Coastal Program requirements of the Connecticut Coastal Management Act, C.G.S., Sections 22a-101 to 22a-104 inclusive and makes reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound and is designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound;

WHEREAS, The South Central Regional Planning Commission approved the draft of the Comprehensive Plan update on June 15, 2015;

WHEREAS, The City Plan Commission held public hearings on June 17, 2015, July 15, and September 17, 2015, on the Comprehensive Plan pursuant to Connecticut General Statutes and is in compliance with laws and regulations governing the adoption of a Comprehensive Plan;

NOW THEREFORE BE IT RESOLVED, by the City Plan Commission of the City of New Haven, that the City Plan Commission does hereby adopt the "New Haven Vision 2025" update of the Comprehensive Plan of Development, for New Haven, Connecticut.

ADOPTED: September 17, 2015
Edward Mattison
Chair

ATTEST: 
Kathryn M. Gilvarg, AIA
Executive Director