

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **AMENDMENT TO 2015 COMPREHENSIVE PLAN OF DEVELOPMENT (AKA NEW HAVEN VISION 2025) CONCERNING HILL TO DOWNTOWN COMMUNITY PLAN (2014),** Public Hearing and Adoption

REPORT: 1512-04

ADVICE: Amend and 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 South Central Regional Planning Commission (SCRCOG) approved the Plan update on June 17, 2015 and the City Plan Commission approved the Plan update on September 17, 2015. This updated plan was also referred to the Board of Alders for their review and feedback. The Board of Alders' joint committee on legislative services and community development held a public hearing on this updated plan on October 8, 2015 and it was approved by the full Board of Alders on November 8, 2015. A minor amendment to the plan was proposed that suggests inclusion of the strategy to implement the Hill to Downtown Community Plan (2014). The text below has been proposed to be substituted in Housing and Neighborhood Planning chapter on page IV-27 under the section entitled "Hill," as well as, in "Executive Summary" on page lviii under the section entitled "Plan Implementation," under the sub-section entitled "Key Near-Term Actions," under Strategy 1-Establish the Hill-to-Downtown Steering Committee of the Hill to Downtown Community Plan (2014):

"An official Hill-to-Downtown Steering Committee model shall include the four Hill Alders or their designees, two designees from the Hill Management Teams [one from Hill North and one from Hill South elected by their respective Management Teams], two City of New Haven Officials designated by the Mayor [one from City Plan and one from Economic Development], and two representatives from local institutions or businesses nominated by the Mayor and approved by the Board of Alders."

PLANNING CONSIDERATIONS:

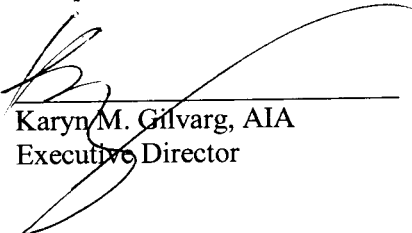
As mentioned earlier, the Plan update has been prepared based on Section 8-23 of CGS. Section 8-23 (a) (1) states that at least once every ten years, "the commission shall prepare or amend and shall adopt a plan of conservation and development for the municipality. Following adoption, the commission shall regularly review and maintain such plan. The commission may adopt such geographical, functional or other amendments to the plan or parts of the plan, in accordance with the provisions of this section, as it deems necessary. The commission may, at any time, prepare, amend and adopt plans for the redevelopment and improvement of districts or neighborhoods which, in its judgment, contain special problems or opportunities or show a trend toward lower land values."

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. The amended plan becomes effective on December 1, 2015.

ADOPTED: November 18, 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 and amend 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" provides for the systematic and harmonious development of the city;

WHEREAS, the City Plan Commission adopted "New Haven Vision 2025" on September 17, 2015;

WHEREAS, "New Haven Vision 2025" endorses the creation of neighborhood plans, which guide future development and are amendments to the City's Comprehensive Plan of Development;

WHEREAS, the City collaborated with a broad array of local stakeholders in creating the "Hill to Downtown Community Plan (2014)", a neighborhood plan intended to guide future development in the region of New Haven between the Hill neighborhood and Downtown;

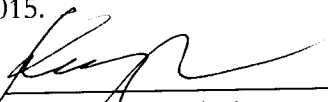
WHEREAS, subsequent to a public hearing held by the Legislation and Community Development Committees of the Board of Alders (March 2014), the City collaborated with key local stakeholders in making changes to the Hill to Downtown Community Plan, to be in accord with concerns raised by local residents.

WHEREAS, the full Board of Alders of the City of New Haven approved "New Haven Vision 2025" on November 5, 2015 and suggested that the text below be substituted in Housing and Neighborhood Planning chapter on page IV-27 under the section entitled "Hill," as well as, in "Executive Summary" on page lviii under the section entitled "Plan Implementation," under the sub-section entitled "Key Near-Term Actions," under Strategy 1-Establish the Hill-to-Downtown Steering Committee of the Hill to Downtown Community Plan (2014):

"An official Hill-to-Downtown Steering Committee model shall include the four Hill Alders or their designees, two designees from the Hill Management Teams [one from Hill North and one from Hill South elected by their respective Management Teams], two City of New Haven Officials designated by the Mayor [one from City Plan and one from Economic Development], and two representatives from local institutions or businesses nominated by the Mayor and approved by the Board of Alders."

NOW THEREFORE BE IT RESOLVED, by the City Plan Commission of the City of New Haven, that "New Haven Vision 2025" be amended accordingly and re-adopted with the updated document becoming effective on December 1, 2015.

ADOPTED: November 18, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director