



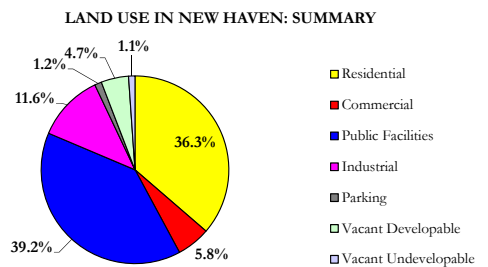
# CHAPTER III: LAND USE



## A. EXISTING LAND USE

New Haven is the most densely developed city within the SCRCOG region. However, single-family homes still constitute 18 percent of the city’s land area, while parks and open spaces account for just over 15 percent of the city. College and university properties, which include the large holdings of Yale University and Southern Connecticut State University, account for 10 percent of the city. The large amount of college and university property, as well as the presence of major regional facilities (hospitals, government offices, etc.) results in a **large amount of tax-exempt property in New Haven** (nearly 40 percent). Approximately 4,000 acres of New Haven’s nearly 10,100 acres of land is exempt from municipal taxation.

Commercial and industrial uses occupy a small percentage of all land in the city, but are concentrated in certain neighborhoods. Industrial uses are largely located along Long Wharf, the East Shore neighborhoods, and Mill River. This category generally includes the port district along Waterfront Street and north of Forbes Avenue and along Ella T. Grasso Boulevard by the West River.



*Note: At least 111 acres (1.1 percent) of vacant land is undevelopable due to the presence of wetlands and other environmentally sensitive lands.*

*Source: City of New Haven Assessor’s Database, 2011*

**Public facilities, which are largely tax exempt, occupy the plurality of land within the city.**



## Land Use

The dearth of vacant land in New Haven is well documented. There are only 484 acres of vacant land, 111 of which are considered undevelopable. Vacant industrial land includes a number of side lots, parking areas, and environmentally-sensitive locations. Some of these sites are also under-utilized and contaminated brownfields.

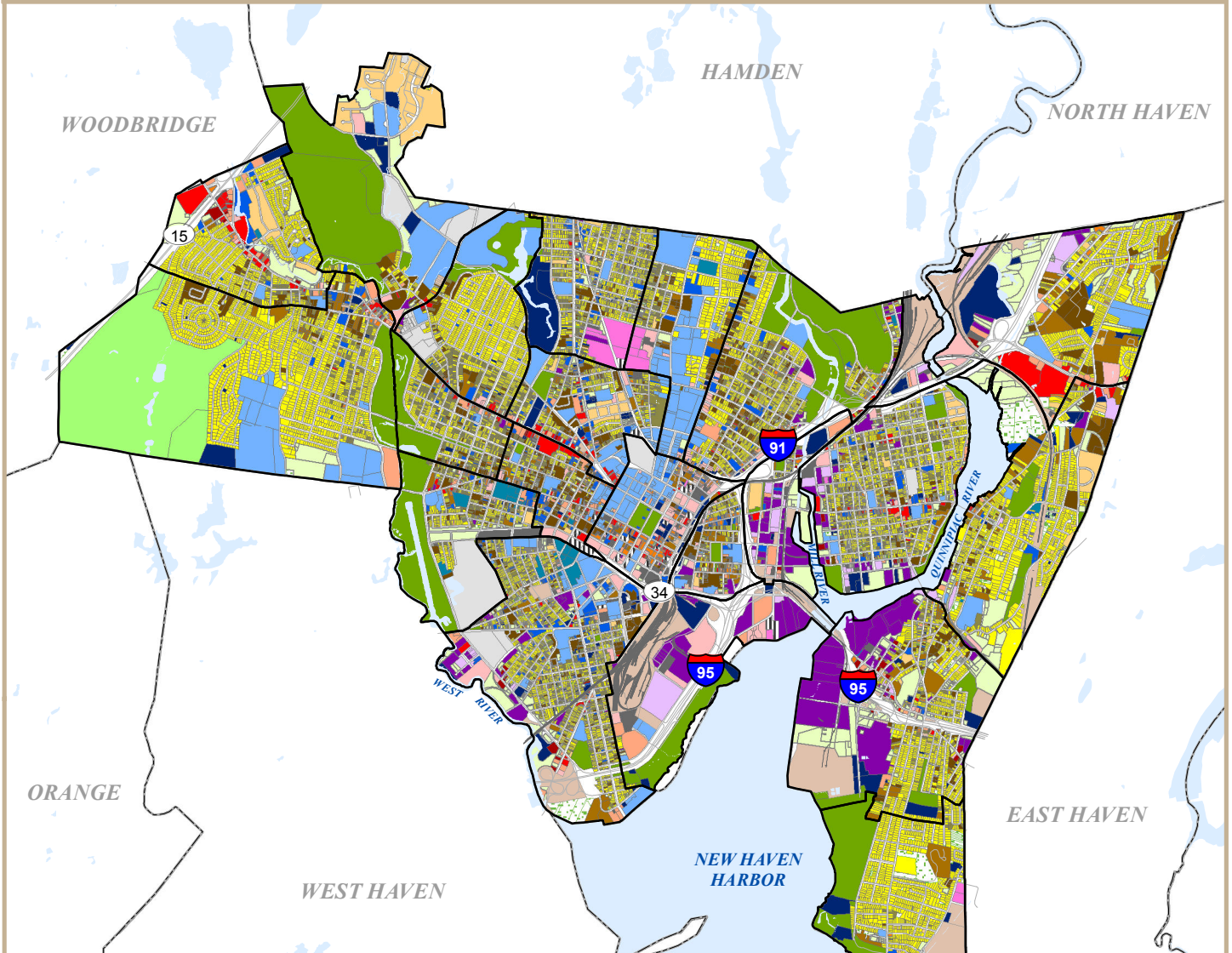
The map on the opposing page shows locations of all existing land uses within the city, while the following table shows the distribution of these existing land uses within the city by sub-categories.

Summary Table of Existing Land Uses in New Haven by Acreage

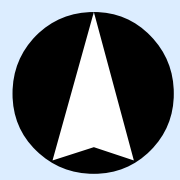
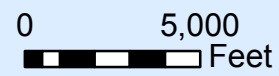
LAND USE	Acres	Square Miles	Percent of Total
<b>Residential</b>			
Single Family	1,796	2.8	17.8
Two-Family	643	1.0	6.4
Three-Family	405	0.6	4.0
Condos	192	0.3	1.9
Small Apartment Building	71	0.1	0.7
Large Apartment Building	379	0.6	3.8
Special Needs Housing	226	0.4	2.2
Sub-Total	3,713	5.8	36.7
<b>Commercial</b>			
Automotive Sales and Service	24.6	0.0	0.2
Bank/Professional/Business Office	178.5	0.3	1.8
General Retail	138.9	0.2	1.4
Hotels/Motels/Inns	17.4	0.0	0.2
Mixed-use	97.2	0.2	1.0
Restaurants/Clubs/Taverns	47	0.1	0.5
Specialty Commercial	68.3	0.1	0.7
Commercial Recreation	20.1	0.0	0.2
Sub-Total	592	0.9	5.9
<b>Public Facilities</b>			
Cemetery	212	0.3	2.1
College/University	443	0.7	4.4
Cultural/Religious/Charitable/Non-Profit	181	0.3	1.8
Government Offices, Facilities, Real Estate	391	0.6	3.9
Government Owned Vacant Land	299	0.5	3.0
Hospital/Health Care Facility	47	0.1	0.5
Parks and Open Space	1,590	2.5	15.7

# NEW HAVEN VISION 2025

## EXISTING LAND USE MAP



Neighborhood Boundary	<b>Recreation</b>
<b>Existing Land Use</b>	Parks and Open Space
<b>Residential</b>	University Golf Course
Single Family	<b>Public Facilities</b>
Two Family	Educational Institutions
Three Family	Cultural/Religious/Charitable/Non-Profit
Condos	Hospital/Health Care Facility
Apartments	Government Offices, Facilities, Real Estate
All Other Residential	<b>Vacant Land</b>
<b>Commercial &amp; Industrial</b>	Vacant Undevelopable
Bank/Professional/Business Office	All Other Vacant
General Retail	<b>Parking</b>
Automotive Sales and Service	Parking Garage
All Other Commercial	Parking Lot
Mixed Use	<b>Other</b>
Manufacturing and Production	Cemetery
Storage and Warehousing	Exempt
Research and Development	
Transportation & Utilities	





## Land Use

LAND USE	Acres	Square Miles	Percent of Total
Schools	341	0.5	3.4
University Golf Course	505	0.8	5.0
Sub-Total	4,010	6.3	39.7
<b>Industrial and Transportation</b>			
Manufacturing and Production	95.1	0.1	0.9
Research and Development	57.9	0.1	0.6
Storage and Warehousing	398.2	0.6	3.9
Transportation & Utilities	634.8	1.0	6.3
Sub-Total	1,186	1.9	11.7
<b>Parking</b>			
Parking Garage	24.1	0.0	0.2
Parking Lot	97.2	0.2	1.0
Sub-Total	121.3	0.2	1.2
<b>Vacant Land</b>			
Vacant Commercial	84.7	0.1	0.8
Vacant Industrial	232.5	0.4	2.3
Vacant Residential	167.1	0.3	1.7
Sub-Total	484.3	0.8	4.8
<b>TOTAL</b>	<b>10,106.6</b>	<b>15.8</b>	<b>100</b>

Source: City of New Haven Assessor's Database, 2011

### B. PLANNING CONSIDERATIONS

- ❖ Population projections indicate that New Haven would likely grow by 13 percent (nearly 15,000 people) over the next decade. However, the amount of available vacant land in the city to accommodate any new developments is limited (nearly 5 percent). Only half (2.5 percent) of this vacant land could be used for residential/commercial purposes.
- ❖ The city has a large share of tax-exempt property (nearly 40 percent), which is comprised of college/university properties, hospitals, parks, and religious institutions.
- ❖ In order to grow the tax base of the city and accommodate the projected new growth in population, there is a need to encourage opportunities for infill development, where ever feasible, and also to promote high-density developments at appropriate locations, such as the city center and along transit-served arterials.

## Land Use



- ❖ The other half of the available vacant land in the city (2.5 percent) constitutes industrial land. Some vacant industrial sites are difficult to develop due to soil contamination and associated high costs of clean up. There is a need to prevent under-utilized sites from abandonment, which could eventually contribute to blight and higher incidence of crime. Specialized and applied industrial/manufacturing uses present opportunities for high quality skilled labor and jobs.
- ❖ Community preferences indicate that residents support more mixed-use developments with direct access to community and support services, retail, jobs, and transit to ensure self-sufficiency and sustainability.
- ❖ Some uses currently existing within the **neighborhood commercial districts** are having a negative impact on the surrounding area. Also, the **aesthetics of these commercial districts/corridors** need to be further improved through placemaking tools to make them more inviting and further promote economic activity that serves the local population better, including health, food, clothing, and other goods choices.
- ❖ The city's public waterfront area near Long Wharf/ Canal and Belle Dock remains largely under-utilized. Public access to the waterfront should be enhanced, and programming increased.
- ❖ Integrate public health and food policies within land use planning to prevent obesity and encourage access to outdoor exercise and healthy food. One example is to implement a healthy food zone near schools and key community facilities. Many communities across the United States are adopting such zones near schools to promote public health including Baltimore, Maryland in the northeast.

### C. **GUIDING PRINCIPLES FOR RECOMMENDATIONS**

---

- ❖ Capitalize on New Haven's natural assets: the harbor, East and West Rock, and its three rivers.
- ❖ Build on New Haven's excellent institutions of education, research, and health care.



Existing view of Grand Avenue—a neighborhood-based commercial corridor in Fair Haven neighborhood.



Existing view of Dixwell Plaza—a neighborhood-based commercial corridor in Dixwell neighborhood.



- ❖ Encourage sustainable developments within the city by allowing a mix of land uses that, to the extent possible, rely on existing community facilities and infrastructure.
- ❖ Facilitate enhanced connections to transit, bike, and pedestrian walkways.
- ❖ Connect to support services, community facilities, open spaces, and recreational facilities.
- ❖ Promote design compatibility among a variety of land uses.
- ❖ Promote integration of food policies and planning into city’s land use activities.
- ❖ Increase density and transit-oriented development in central New Haven and along arterials.
- ❖ Encourage pipeless, low-impact developments that consume less energy and with no wastage of water.
- ❖ Connect neighborhoods to support services, community facilities, open spaces, and recreational facilities.

## D. RECOMMENDATIONS

### New Developments

- ❖ Accommodate the projected new population growth for the city in a sustainable and cost efficient manner i.e., where an increase in density is appropriate, where there is adequate school capacity, and where development can be supported by adequate transit and public facilities. Encourage energy conservation and low-impact development. (See Opportunities Map within Housing and Neighborhood Planning section).

### Land Use Compatibility

- ❖ Ensure design compatibility among diverse land uses by encouraging contextual infill developments that keep up with the (preferred) character of the area.
- ❖ Ensure that the nature and location of proposed new developments are mindful of (a) protection of the Grand List and taxable property; (b) design, which encourages an outward-looking presence and free flow of people; (c) appropriate concentration of facilities and efficient use of current lands. To that end, **prepare a design guidelines manual for the City** and institute a process to review and approve developments based on these guidelines.

## City of Temecula City-Wide Design Guidelines



Source: [www.cityoftemecula.org](http://www.cityoftemecula.org)

Example of a city-wide design guidelines manual adopted by the City of Temecula, California, whose estimated population count in 2013 was 106,780.

## Land Use



- ❖ Discourage stand alone, big box developments unless accompanied by upper floor mixed-use environment on Grand Avenue, Dixwell corridor, State Street, Chapel Street, and in Westville Village.
- ❖ Encourage regulations and standards for allowing temporary signage during events and festivals.

### Zoning Amendments

- ❖ Amend zoning regulations to ensure consistency with the future land use map recommendations of the Comprehensive Plan, which provides guidance on desired development patterns in the city.
- ❖ Review existing Planned Development Unit (PDU) and Planned Development District (PDD) status within the Zoning Ordinance. Particular attention should be given to de-map some of the existing PDDs in the city.
- ❖ Amend the Zoning Ordinance to further restrict siting of potentially nuisance uses. To begin, establish a licensing program for all convenience stores within the city.
- ❖ Amend zoning regulations to **clearly define the types of uses allowed in neighborhood mixed-use areas** as opposed to general commercial mixed-use districts (as shown in future land use map). Propose changes to bulk dimensions such as setbacks, yards, lot widths, etc., within neighborhood mixed-use districts by considering form-based standards and allowing higher densities near transit nodes.
- ❖ Amend the zoning standards for general commercial districts to allow a variety of uses at relatively higher densities than those allowed in neighborhood mixed-use commercial districts, with specific consideration to form-based site design.
- ❖ Develop new zoning standards to allow the development of the proposed industrial mixed-use areas in the city, as identified in the future land use map.
- ❖ Develop new zoning standards to allow the development of the **large-scale commercial mixed-use areas proposed in Long Wharf area**. (See future land use map.) The Commission further recommends the preparation of a redevelopment plan for this area so as to carefully consider market potential and to research options for enhancing waterfront connectivity.



Source: Office of Economic Development

Illustrations of a neighborhood commercial mixed-use area



Existing view of Long Wharf neighborhood at Sargent Drive and Church Street South intersection



Many communities across the United States have implemented healthy food zones near schools and community centers including Baltimore, Maryland in the northeast.

- ❖ Remove any remaining zoning and regulatory barriers to promote commercial and non-profit urban agriculture, including vertical agriculture and the use of temporary structures to extend the growing season (greenhouses, hoop houses, storage units, poly houses, high tunnels, overwintering structures, and shade houses).
- ❖ Explore the feasibility of implementing regulations to encourage **healthy food zones** and discourage the consumption of unhealthy foods and alcohol near schools and recreation centers to reduce youth obesity.
- ❖ Research options for proposing a change of land use and zoning in the existing industrial area of the city located near West River.
- ❖ Allow interim uses such as urban farming and temporary recreational events that would require minimum clean up on vacant and under-utilized industrial sites of the city.
- ❖ Pursue Zoning Ordinance amendments to allow the construction of single room occupancy housing within and closer to Downtown, where there is immediate access to transit and support services. The Commission further encourages that such housing should be allowed only with licensing and with an on-site manager.

### Development Review and Permitting

- ❖ Evaluate the City's approach to development review and permitting, consider options to efficiently streamline the permitting process, and use City-wide permit software, wherever appropriate.
- ❖ Re-evaluate permitting process for temporary restaurants (such as food trucks and mobile food vendors) and itinerant vendors to facilitate and encourage entrepreneurial food vending, without creating neighborhood nuisances.

### Use and Development Regulations

- ❖ Encourage siting of port-related uses only in the core port area, generally coinciding with the district of the New Haven Port Authority.
- ❖ Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.



## Land Use



- ❖ Continue to use the city's **Land Disposition Agreement (LDA)** to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.

### Site Development Standards

- ❖ Elevate site development standards by reducing the amount of on-site impervious surface, increasing landscaped areas, encouraging low-impact development, lowering the maximum allowable floor area ratio (FAR), and reducing allowable signage.

### Site Preparation

- ❖ In order to enhance the supply of available commercial/ industrial space, the City and economic development agencies must continue to prepare suitable business locations.
- ❖ Develop and maintain a comprehensive and accurate database of existing land uses within the city, which can serve as a benchmark to guide future developments.
- ❖ Conduct a comprehensive community needs assessment periodically to determine future land requirements based on the forecasted population, jobs, and housing trends.

### Environmental Compliance

- ❖ For brownfields and other under-utilized sites, establish a systematic policy of compliance with environmental regulations as administered by the city and the Connecticut Department of Energy and Environmental Protection (CT DEEP). (Also see Environment chapter.)

### Access/Mobility

- ❖ Encourage transit-oriented land use developments with reduced parking requirements and appropriate densities in suitable locations in the center city and along transit-served arterials to facilitate further transit use.
- ❖ Assess the capacity of existing transportation systems in relation to the density and intensity of uses proposed in new developments, in order to promote mobility of all roadway users effectively and efficiently. (Also see Transportation chapter.)

A Land Disposition Agreement (LDA) is a contract between the city and a developer when the sale of government owned land occurs. This is routinely used by the city as a tool to regulate development and advance housing and neighborhood objectives.



Coogan Pavilion in Edgewood could be re-used to promote year round indoor/outdoor recreational options for residents in the west side of the city.

## Open Space Plan

2008 – 2014

City of Boston  
Thomas M. Menino, Mayor



January 2008

Source: <http://www.cityofboston.gov/parks/openspace0814.asp>

Boston’s Open Space Plan was prepared by the City’s Parks Department to provide guidance on an integrated open space system with improved linkages to meet new or unmet needs and to protect natural resources and environmental base of the city’s open space system, including both publicly- and privately-owned open spaces.

### Parking

- ❖ Discourage large-scale surface parking and, if approved, allow it to be time restricted. The time restriction will provide for a periodic review of the marketplace and development potential. (Also see Transportation chapter.)

### Community Facilities

- ❖ Encourage community facilities to be focal points of large-scale new developments.
- ❖ Assess the feasibility of **re-using existing vacant or under-utilized community facilities** in the city for promoting community interaction and addressing indoor recreational and healthy exercise needs of residents, to the extent feasible.

### Open Space/Recreation

- ❖ Develop an **open space conservation plan** for the city, which can be used not only to preserve historically ecologically significant open lands, whether publicly or privately owned, but also to serve as a guide in providing accessible, quality outdoor recreation to all residents of the city and to wildlife corridors.
- ❖ Partner with non-profit organizations such as the New Haven Land Trust to acquire vacant lands, to build an integrated trail network with the city (See Environment chapter.)

### Floodplains

- ❖ Continue to restrict land clearing activities and development of low-lying areas through the enforcement of the City’s floodplain, soil erosion and sediment control, and wetland ordinances.
- ❖ Encourage flood proofing of structures in areas prone to repetitive floods. To that end, identify and seek pre-disaster mitigation funding and other sources of funding available at the state and federal level to implement flood proofing measures within the city.
- ❖ Repair or rebuild hard shoreline edges such as bulkheads and seawalls.
- ❖ Encourage “living shoreline” measures such as salt marsh restoration to protect both hardened shorelines and natural ones.

## Land Use



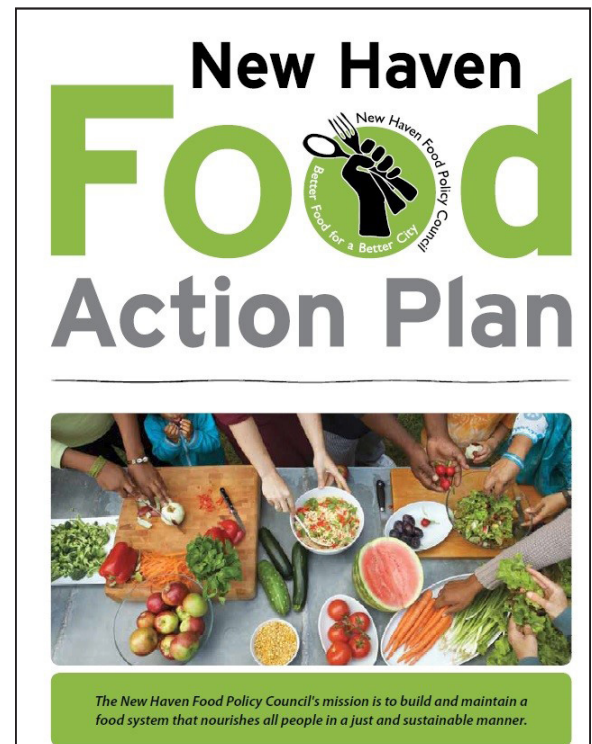
- ❖ Review, assess, and revise the floodplain ordinances of the City periodically to protect the health, safety, and welfare of residents.
- ❖ Delineate base flood elevations (BFEs) at the parcel level, as designated by the Federal Emergency Management Agency (FEMA), on official City maps and publish them on the City web page so that they can be used by all residents and potential developers. (Also see Environment chapter.)
- ❖ Develop and publish city-wide stormwater management plans and contingencies.

### Environmentally Sensitive Areas

- ❖ Continue to protect salt marshes, tidal wetlands, inland wetlands, and other riparian assets from inappropriate development through the aggressive enforcement of wetlands, soil erosion and sediment control, and coastal district regulations.
- ❖ Reduce non-point source pollution of New Haven's rivers.

### Sustainability

- ❖ Promote energy conservation in public, private, and institutional buildings.
- ❖ Elevate existing land use standards, wherever appropriate within the City's Zoning Ordinance and other City ordinances, to reflect a commitment to sustainable transportation systems and economic development.
- ❖ Integrate health and food system policies and planning into City land use activities.
- ❖ Partner with New Haven Food Policy Council, CARE, Urban Resources Initiative (URI), and other related organizations to implement the land use recommendations of the **Food Action Plan** officially adopted by the Board of Alders in 2013.
- ❖ Expressly permit community gardens in all residential zones, where they can provide fresh food and build a sense of neighborhood identity.
- ❖ Enable and encourage the use of yards and shared space for home gardens and residential composting.
- ❖ Encourage grocery stores in areas with limited access to food.



Source: <http://www.cityofnewhaven.com/government/foodcouncil.asp>

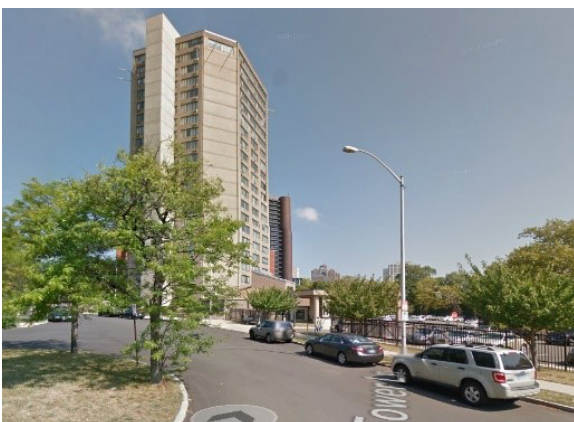
The City of New Haven Food Action Plan (adopted in 2013) was prepared by the Food Policy Council to increase access to healthy food for all people in New Haven, to strengthen New Haven's local food economy, and to encourage healthy food choices among residents.



Example of a low-density residential property located on Oliver Road.



Example of a medium-density residential property located on Orange Street.



Example of a high-density residential property located on Tower Lane.

- ❖ Enable urban farm siting in residential, commercial, light industrial, and mixed-use zones.
- ❖ Increase access to open spaces and recreational areas and enhance pedestrian/bicycle mobility to prevent obesity and improve the health of the residents.
- ❖ Promote re-use of existing buildings.

## E. FUTURE LAND USE MAP

The proposed land use map (see page III-18) identifies the City Plan Commission’s most desirable use of land for residential, industrial, conservation, and other purposes. Given the fully-developed nature of most neighborhoods, special attention is given to fitting new development within the fabric of the existing landscape. The Commission emphasizes an important strength of New Haven by providing for mixed-use opportunities in neighborhood commercial and general business settings. The proposed land use categories within the map are described in more detail below.

### Low-density Residential

In keeping with the existing development pattern, the Commission recommends preservation of existing neighborhoods, and new development and infill housing in these areas as single-family environments at a density not to exceed 7,500 sf per single-family lot.

### Medium-density Residential

In keeping with the existing development pattern, the Commission recommends preservation of existing neighborhoods by promoting new development/infill housing with minimum lot size in the range of 5,400 sf to 6,000 sf and designed in a manner compatible with the prevailing neighborhood character. Conversion of existing residential structures to higher densities is discouraged.

### High-density Residential

In certain areas, generally located near transit, on arterials, or Downtown, the Commission recommends higher density residential developments.

## Land Use



### Special High-density Residential

The Commission recommends continuing the more restrictive high-density designation along significant thoroughfares, particularly Whitney Avenue, in order to prevent the encroachment of office or commercial uses and inappropriately-scaled residential buildings, and to preserve distinctive historic streetscapes.

### Office Mixed Use

The Commission encourages mixed-use environments with office and residential uses at these locations. Stand alone retail and commercial uses are discouraged.

### Neighborhood Commercial Mixed Use

Neighborhood mixed-use areas generally correspond to neighborhood commercial districts and/or streets with a mix of traditional housing and sporadic commercial development. The environments are desirable for pedestrians and functional for neighborhood services, storefront retail, and office activity. Large format, stand-alone retail with extensive surface parking is discouraged in these areas. Form-based standards are encouraged to promote site design that improves the aesthetics of these districts. (See conceptual rendering on the following page.)

### General Commercial Mixed Use

Commercial mixed-use areas are general business zones found generally along major arterials. The Commission further recommends mixed-use environments (both commercial/residential and retail/office) where appropriate. A variety of uses at relatively higher densities than those observed in neighborhood commercial mixed-use are encouraged in these districts. Form-based standards are also encouraged to promote site design that improves the walkability and aesthetics of these districts.



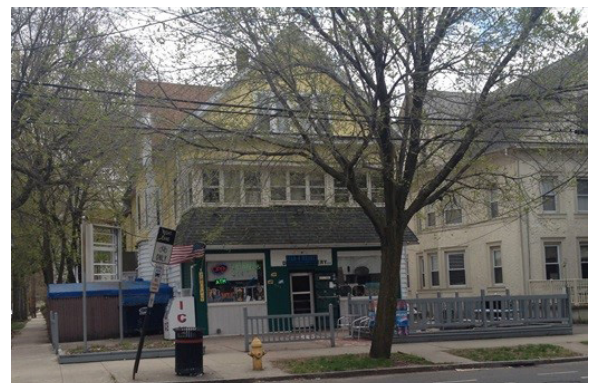
Example of a special high-density residential property located on Whitney Avenue.



Example of an office mixed-use property on Chapel Street.



Conceptual example of general commercial mixed-use properties



Example of a neighborhood commercial mixed-use property located in East Rock neighborhood.



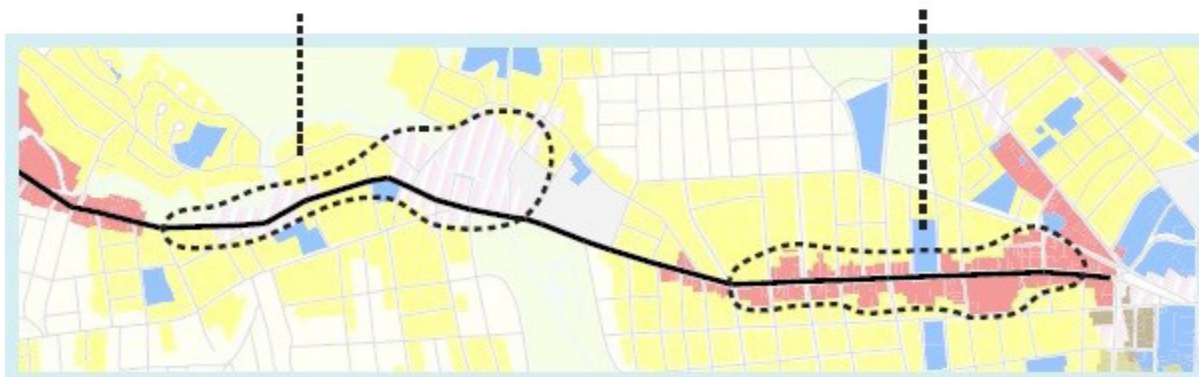
# Whalley Avenue Conceptual Building Height Progression

Whalley near  
Westville Village

Whalley between  
Broadway and Boulevard

NEIGHBORHOOD COMMERCIAL DISTRICT

GENERAL COMMERCIAL DISTRICT



Note: Illustration to be used for conceptual purposes only.  
More technical analysis is needed to implement the vision.

# Land Use



## Large-scale Commercial Mixed Use

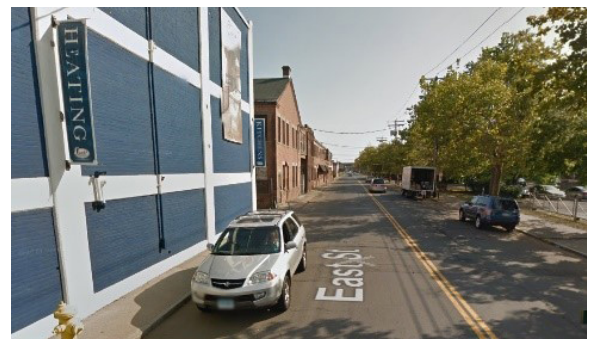
The Commission recommends continued development of sites in the Long Wharf area along Interstate 95 and at Canal/Belle Dock (south of Forbes Avenue) for office space, light industrial, residential, and retail and restaurant type uses. Particular attention should be paid to waterfront connections, careful site design, (minimal) signage, and flood protection. Adaptive re-use of sites is encouraged to the extent possible. Focus specific planning and redevelopment attention at Long Wharf with the intent to develop a framework for the redevelopment of the district into a more mixed-use, more dense urban, commercial, and coastal district, connected to Vietnam Veterans Memorial Park.



Rendering of Tysons West mixed-use development in Virginia: an example of large-scale commercial mixed-use.

## Industrial

Industrial areas, generally found in Mill River, along River Street, lower West River, as well as, Quinnipiac Meadows are intended to promote manufacturing/production activities and more intense employment generation in a manner consistent with light industrial zoning uses.



Existing view of industrial area in Mill River neighborhood.

## Industrial Mixed-use

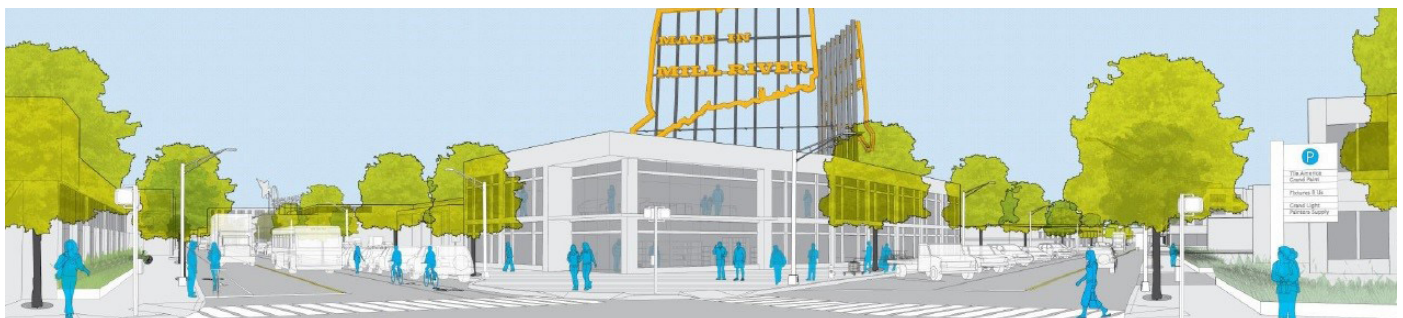
Industrial mixed-use areas, proposed in Mill River and River Street area are with some store front retail/office space to enhance pedestrian activity and vibrancy in the area. Recreational/open space is also encouraged along the waterfront in coastal zone areas.



Example of marine mixed-use property located on 100 South Water street.

## Marine Mixed-use

The Commission encourages development of these areas as a mix of water-dependent recreational boating, marinas, and shellfish operations of fishing and related activities and waterfront residential environments.



Rendering of a mixed-use, pedestrian-oriented industrial district envisioned in the Mill River area of the city (Mill River District Plan, 2014)



Example of Downtown commercial mixed-use building on 195 Church Street.

### Downtown Commercial Mixed-use

In areas within Downtown or closer to the edge of Downtown, the Commission encourages high-density, mixed-use environments generally with pedestrian-level retail/restaurant type uses, residential, and predominantly multi-floor office/commercial space.

### Downtown Residential Mixed-use

In areas within Downtown or closer to the edge of Downtown, the Commission encourages high-density, mixed-use environments generally with pedestrian-level retail/restaurant/ office type uses and predominantly multi-floor residential space.

### Downtown Medical Mixed-use

In areas closer to Yale New Haven Hospital and the Yale Schools of Medicine and Public Health or at the edge of Downtown, the Commission encourages high-density, mixed-use environments generally with pedestrian-level retail/restaurant/office type uses and multi-floor medical/laboratory/technology space



Example of Downtown medical mixed-use building currently under construction at 100 College Street.



Example of Downtown residential mixed-use building on 360 State Street.



## Land Use



### Downtown Transit-oriented Mixed-use

The Commission recommends development of multi-storied mid- and high-rise buildings suitable for residential/commercial/medical research and office uses on parcels closer to Route 34 East (Downtown Crossing). Since these parcels are also closer to the city's transportation center at Union Station, reduced parking requirements within this district would enable a transit, bike, and pedestrian friendly environment. Pedestrian-level retail/restaurant and other active uses are generally encouraged on the ground floor.

### Institutional

The Commission recommends development of these areas for institutional uses, including core educational, government, and health care facilities. Many cultural facilities are also considered institutional uses.

### Port

The Commission recommends development of the port area in a manner consistent with the needs of water-dependent port terminals, including sufficient space for storage, processing, and ancillary port services in a non-obnoxious manner.

### Parks and Open Space

The Commission recommends protection of these areas as dedicated open space, deed-restricted conservation areas, and/or active recreational spaces.



Example of Downtown transit-oriented mixed-use development proposed at former Coliseum site.



Picture of Yale University building in Downtown New Haven.

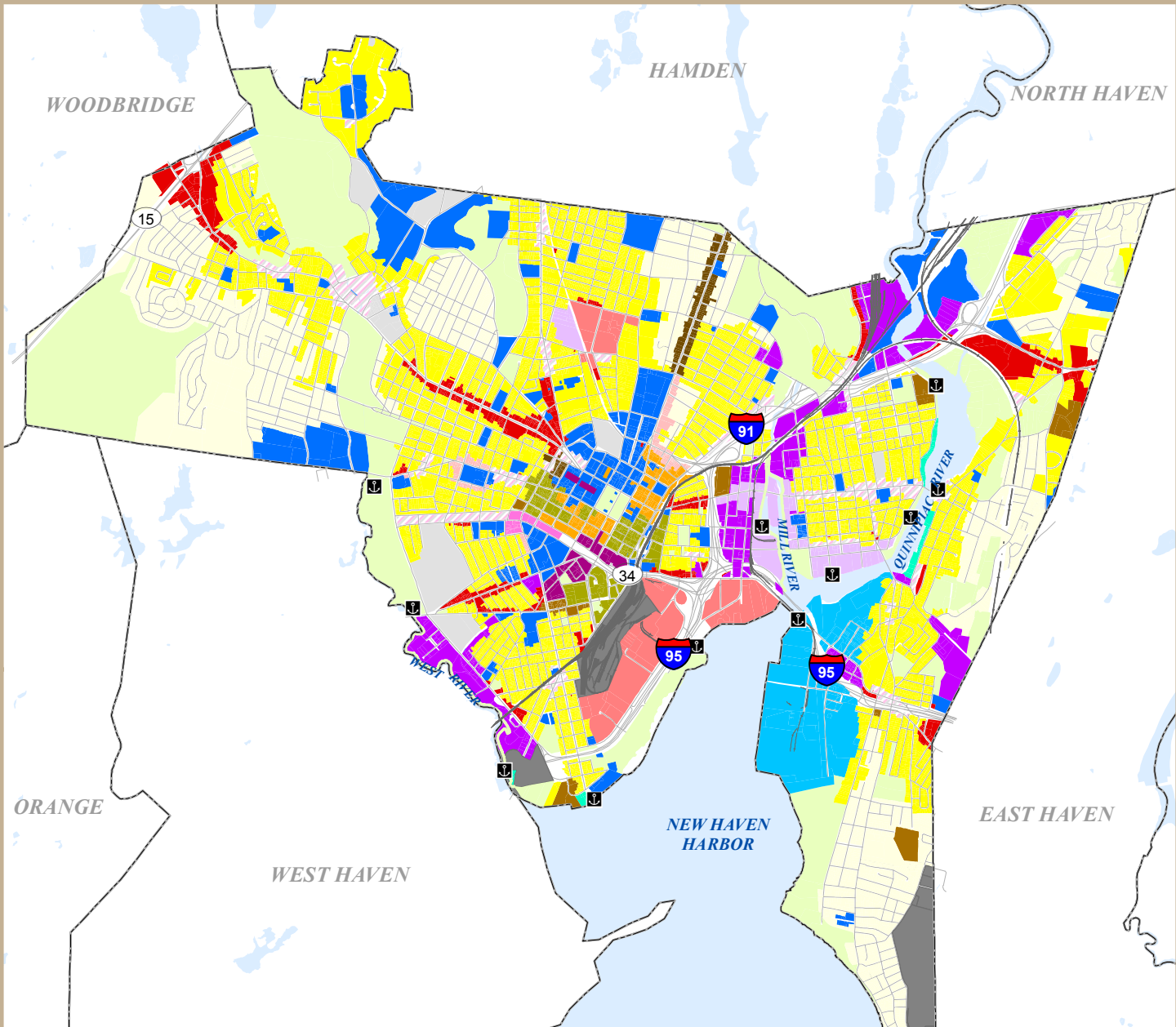


View of Quinnipiac River park used for community events.



View of New Haven Port area.

# NEW HAVEN VISION 2025 FUTURE LAND USE MAP



**Proposed Land Use**

**Residential**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Special High Density Res

**Commercial**

- Office Mixed Use
- Neighborhood Commercial Mixed Use
- Large-scale Commercial/Industrial Mixed Use
- General Commercial Mixed Use

**Downtown Mixed Use**

- Downtown Residential Mixed Use
- Downtown Commercial Mixed Use
- Downtown Medical Mixed Use
- Downtown Transit-oriented Mixed Use

**Industrial**

- Industrial
- Industrial Mixed Use

**Parks and Open Space**

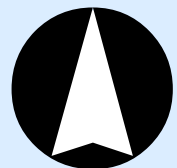
- Parks and Open Space

**Water Dependent**

- Marine Mixed Use
- Port

**Other**

- Institutional
- Transportation
- Cemetery
- Waterfront Recreation Access





## Build...

### F. SUMMARY OF RECOMMENDATIONS

- ❖ ...developments compatible with the character of the surrounding area through the preparation, adoption, and implementation of a city-wide design guidelines manual.
- ❖ ...mixed-use developments along all of the city's commercial corridors, as indicated within the future land use map, through necessary zoning amendments.
- ❖ ...distinct identity for the city's neighborhood commercial corridors through the amendment of current zoning standards to better define the type, nature, and intensity of uses allowed and by incorporating form-based standards.
- ❖ ...transit-oriented developments with reduced parking requirements and appropriate densities in suitable locations to facilitate further transit use.

## Connect...

- ❖ ...residents to jobs, transit, and community/support services by pursuing necessary zoning amendments, as required, to implement the proposed future land use map of the city.
- ❖ ...residents to healthy food by expressly permitting community gardens in all residential zones where they can build a sense of neighborhood identity and by promoting access to healthy food choices through enhanced bicycle/pedestrian and transit network.
- ❖ ...residents to community facilities by encouraging such facilities to be located as focal points of large-scale new developments and by assessing the feasibility of re-using existing vacant community facilities in the city.
- ❖ ...residents to quality outdoor recreation through the development of an open space conservation plan for the city, which can be used not only to preserve historically significant natural resources but also serve as a guide for developing an integrated open space system within the built environment.
- ❖ ...residents to the city's waterfront through the preparation of a redevelopment plan for Long Wharf and Canal/Belle Dock area and pursuing zoning amendments accordingly.



### Preserve...

- ❖ ...environmentally sensitive areas through the aggressive enforcement of coastal and wetlands regulations and establishing a systematic policy of compliance with environmental regulations as administered by the City and CT DEEP.

### Adapt...

- ❖ ...to sea level rise and other coastal events by flood proofing structures in areas prone to repetitive floods (as discussed within the Environment chapter) and by reviewing, assessing, and revising the floodplain ordinances of the City periodically.
- ❖ ...to changing market trends within the city by conducting a comprehensive community needs assessment periodically based on forecasted population, jobs, and housing trends.
- ❖ ...to changing market trends by preparing available vacant commercial/industrial spaces for development.
- ❖ ...to changing market trends by evaluating the City's approach to development review and permitting, and efficiently streamlining the permitting process, wherever appropriate

### Grow...

- ❖ ...sustainable mixed-use, transit-oriented developments by elevating existing land use standards, wherever appropriate.
- ❖ ...sustainable transportation systems by assessing the capacity of existing transportation systems in relation to the density and intensity of uses proposed in new developments.
- ❖ ...general quality of life and health of the residents in all neighborhoods by promoting access to healthy food and increasing access to open spaces/recreational areas through improved and well-connected transportation network.