



New Haven Board of Alders,
Legislation Committee
June 30, 2026

ZONING TEXT AMENDMENT TO ALLOW CULTURAL ACTIVITIES IN THE IL DISTRICT

UPDATE ON OUTREACH EFFORTS



Current
IL Zones
across
12 Wards

Light Industrial Zones in New Haven

Analyzed All
IL Zone
Businesses

Found very
diverse set of
businesses -
very few
industrial uses

Outreach and Engagement Effort since 5-5-26 Hearing

■ Mailed and emailed information package to 12 Alders with IL Zones in their wards

- *Detailed map*
- *Memo explaining change*
- *List of properties in IL zone*
- *Copy of Petition*
- *Invitation to a conversation at Lost in New Haven June 23*



80 Hamilton Street, New Haven, CT 06511

June 8, 2026

Alder Magda A. Natal
Ward 16
225 Exchange Street
New Haven, CT 06513-3818

Dear Alder Natal,

We are writing to invite you to a conversation about a zoning text amendment that would allow cultural facilities — museums, art galleries, and libraries — as-of-right in New Haven's Light Industrial (IL) Districts. The conversation will take place at the **Lost in New Haven Museum, 80 Hamilton Street, on Monday, June 23, 2026 at 6:00 PM**. We are writing to you because you have an IL Zone within your Ward. We are also inviting the other Alders who also have IL Districts in their Wards.

We have enclosed a Ward map showing the IL-zoned parcels in your Ward and a list of properties in the IL zone. The IL Zone in Ward 16 is between Chapel and River Streets, east of James St (see map). We have also included a summary of the key policy arguments in support of the amendment and a copy of the full petition as submitted.

We believe this amendment is consistent with New Haven's Vision 2034 Comprehensive Plan and New Haven Cultural Equity Plan, and will be not only be of assistance to Lost in New Haven but also be beneficial to the neighborhoods by bringing cultural activities closer to the neighborhoods at lower costs than would be possible in downtown and also by reusing vacant older industrial buildings that are well suited for arts and museums due to their open spaces, high ceilings and strong floors.

We want to hear your perspective about the proposed amendment and to answer any questions that you may have. Also, if you would like, we can offer a tour of our Museum.

We also want to alert you to a public hearing before the Board of Alders Legislation Committee June 30, 2026 at 6:00 pm in the Aldermanic Chambers .

We value the opportunity to meet with you, and if June 23rd is not convenient for you, please let us know so we can schedule a time and place to discuss the amendment that works for you.

We hope you will join us on June 23rd or otherwise be in touch with any questions about this proposal.

Please RSVP by June 18 to me at cynthia@lostinnewhaven.org or call 203-507-2436.

With appreciation,

Cynthia Bannon
Managing Director, Lost in New Haven

Enclosures:

- IL Zone Maps — Citywide and Your Ward
- Listing of Properties in the IL zone in your Ward
- Summary of Proposed Text Amendment to Allow Cultural Uses in IL Zones
- Full Proposed Text Amendment

Example of Ward Level Map of IL Zone

Example
of Ward
Level
Map of
IL Zone

Outreach and Engagement Effort since 5-5-26 Hearing (2)

- Hosted two Alder meetings at Lost in New Haven in person or by zoom (June 23, June 25)
- Called 12 Alders with IL Zones to see if they had any questions
 - *Conversations with 4 Alders; left messages with others (Singh, Melendez, Miller, Smith)*

Outreach and Engagement Effort since 5-5-26 Hearing (3)

- Attended
*Downtown/Wooster Square
Community Mgmt Team
Meeting, June 9, 2026*
- Well-attended
- Support expressed; no
vote taken

LOST IN NEW HAVEN &
PROPOSED ZONING TEXT
AMENDMENT

Downtown Wooster Square Community Management Team
June 9, 2026



Expressions of Support

- Hope Chávez, Executive Director, Arts Council of Greater New Haven
- Milda Torres McClain, Executive Director, Music Haven
- Helen Kauder, Arts Leader
- Marcella Monk Flake, Monk STEAM Collective
- Clifton Watson, PhD, Director of Community Partnerships, Wesleyan University; born and raised in Newhallville
- Erik Clemons, Resident, Westville, New Haven, President and CEO, ConnCORP
- David Newton, David I. Newton, Principal, Elm Advisors, LLC, New Haven, Civic Leader
- John Wareck, Managing Broker, Wareck D'Ostilio Real Estate, LLC



Six Reasons to Support This Amendment

1. Consistent with Vision 2034 and New Haven's Cultural Equity Plan
2. The IL Zone Has Already Evolved into a Mixed-Use District
3. Cultural Uses Already Exist in IL Zones Without Conflict
4. Zone Change will support development of underutilized buildings
5. This Change Will Not Displace Industrial Uses or Harm the Tax Base
6. Arts and Culture are an Economic Engine for New Haven and promote safety in the neighborhood

Conclusion

This is a **minor zoning text update** that supports reuse of vacant buildings, expands cultural access, and promotes the economic vitality of New Haven

It also aligns with the City's Vision 2034 and Cultural Equity Plan

All affected Alders were engaged and provided opportunity to comment



THANK YOU

