



November 6, 2023

Honorable Tyisha Walker-Myers  
President, Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

Mr. Michael Smart  
City/Town Clerk  
City of New Haven  
200 Orange Street  
New Haven, CT 06510

Re: PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE ARTICLE V §§ 42 (USE TABLE), 43, 43.1, 43.3, AND 45 BY ADDING, TRANSIT-ORIENTED DEVELOPMENT DISTRICT PURSUANT TO CONN. GENERAL STATUTES §§ 13b-79o, ET. SEQ., KNOWN AS A TRANSIT ORIENTED COMMUNITY ZONE, TO THE TEXT OF THE NEW HAVEN ZONING ORDINANCE AS A NEW ZONING DISTRICT.

Honorable Ms. Walker and Mr. Smart:

I am pleased to submit for your Honorable Board's consideration a Petition for an Ordinance Amendment to the New Haven Zoning Ordinance and a proposed Ordinance for the Board of Aldermen amending the Text of Article V Sections 42.0 (Use Table), 43, 43.1, 43.3, and 45 to establish a TOD District (Transit-Oriented Development) ("TOD") as a new zoning district, known as a Transit Oriented Community Zone ("TOC"), pursuant to Conn. General Statutes §§ 13b-79o, et. seq. The addition of § 43.3 is to include flood provisions as previously approved in the zoning regulations.

The City of New Haven (the "City"), working through its Economic Development Administration, City Plan Department, and with the New Haven Parking Authority as Station, Parking, and Brokerage Manager of New Haven Union Station, has shared in the development of a plan for the revitalization of the greater Union Station area (the "Union Station Parcel").

Transit-Oriented Development is generally defined as a mixed-use community within an average 2,000-foot walking distance of a transit hub and core commercial area. Such districts mix residential, retail, office, open space, and public uses in a walkable environment, providing convenience for residents, visitors, and employees to travel by foot, bicycle, transit, or car. The TOD concept connects land use and transportation in an integrated development approach.

The State of Connecticut has recognized the importance of such development districts as it continues to upgrade its commuter rail network in response to growth in rail ridership and the need to find alternatives to automobiles. Pursuant to General Statutes §13b-79o, a Transit-Oriented Development as a “the development of residential, commercial and employment centers within one-half mile or walking distance of public transportation facilities, including rail and bus rapid transit and services, that meet transit supportive standards for land uses, built environment densities and walkable environments, in order to facilitate and encourage the use of those services.”

This proposed TOC, when fully realized, will increase New Haven’s vitality and livability, provide significant new employment and commercial opportunities, and provide overall economic and fiscal benefits to the City. Additionally, this TOC will compliment and support the Hill-to-Downtown Community Plan, approved by the Board of Alders in December 2018, to expand and enhance the walkability and opportunity for mixed-use transit oriented development.

The proposed TOC at the Union Station Parcel, which is currently underutilized, is designed to facilitate economic growth, to produce less vehicular traffic, and to reduce impact on roads and highways. The proposed TOC will produce a community supported by the Union Station public transit hub, encouraging development of walkable, mixed-use neighborhoods that include residential and commercial uses.

The proposed Zoning Ordinance Text Amendment conforms to sound land use and zoning principles and is consistent with the Comprehensive Plan of Development for the City of New Haven. The Petitioner respectfully requests that the Board of Alders approve the Ordinance Amendments to the Zoning Ordinance Text of Article V, Sections 42.0, 43, 43.1, 43.3, and 45, set forth in Exhibit A and attached hereto.

Enclosed herewith, please find the original and a copy of each of the following:

1. Checklist for Aldermanic Submissions
2. Fiscal Impact Statement
3. Prior Notification Form
4. Petition to Amend Zoning Ordinance
5. Proposed Aldermanic Order
6. Exhibit A, Proposed Text Amendments to New Haven Zoning Ordinance §§ 42, 43, 43.1, 43.3, and 45.
7. Filing Fee – N/A

Please do not hesitate to contact the undersigned with any questions.

Very truly yours,

Norman Forrester  
Chairman, New Haven Parking Authority