



**March 25, 2024**

**To the Honorable Board of Alders:**

**In anticipation of the April 2, 2024 meeting concerning the New Haven Parking Authority's ("NHPA") Zoning and Map Amendment Application, NHPA offers the following relevant history of the documents submitted:**

- **In or about October 2023, the New Haven Parking Authority ("NHPA") submitted an application to the City of New Haven, seeking an amendment to Zoning Ordinance § 42 (Use Table), 43, 43.1, and 45, by adding a Transit-Oriented District, pursuant to General Statutes §13b-79o, to be known as a Transit-Oriented Community Zone ("TOC").**
- **In conjunction with the zoning application, NHPA also submitted an application to amend the City's Zoning Map (Maps #16 and #12) to amend the designation to a TOC.**
- **In or about November 2023, NHPA submitted amended application documents to additionally include Zoning Ordinance V § 43.3 (special provisions for the MULW District) to apply to the TOC, to align the TOC Application with what was adopted pursuant to the MU (Long Wharf) District.**
- **On December 20, 2023, NHPA presented its application to the City Plan Commission ("CPC"). Since that presentation and following comments from CPC, the Use Table originally submitted has been amended to more closely align with the MU Long Wharf Use Table. The green text indicates line items that were newly added in the Long Wharf MU Use Table. For example, the sale of automotive accessories is now listed as restricted, as well as the repairs of automobiles, automobile trailers, and trucks, and meat processing.**

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- Additionally, following the CPC presentation and in response to public comment, a red-lined version of the proposal to amend Zoning Ordinance § 45 is included to accommodate parking maximum considerations and parking necessary for future development.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "Douglas Hausladen", with a long, sweeping flourish extending to the right.

**Douglas Hausladen**  
Executive Director, New Haven Parking Authority