



June 1, 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 MAP (Maps #16 and #12) TO CHANGE THE DESIGNATION OF APPROXIMATELY 7.33± ACRES OF LAND LOCATED AT 170 UNION AVENUE (M-B-P 237/1300/00200) FROM B-E (WHOLESALE AND DISTRIBUTION) TO A TRANSIT-ORIENTED DEVELOPMENT ZONING DISTRICT CLASSIFICATION, KNOWN AS A TRANSIT-ORIENTED COMMUNITY ZONE.

Honorable Ms. Walker-Myers and Mr. Smart:

The New Haven Parking Authority (the "Parking Authority"), as the Station, Parking, and Brokerage Manager of New Haven Union Station, 170 Union Avenue, New Haven, Connecticut, M-B-P 237/1300/00200 (the "Union Station Parcel") is pleased to submit for your Honorable Board's consideration a Petition to Amend the New Haven Zoning Map, seeking to remap the Union Station Parcel by landing a Transit-Oriented Development ("TOD") district, known as a Transit Oriented Community Zone ("TOC") on the Union Station Parcel, which is currently zoned BE. The proposed re-mapping of the Union Station Parcel is bound by the red-outlined portion of the map attached hereto as Appendix A.

In July 2021, the City of New Haven (the "City") and the State of Connecticut Department of Transportation ("DOT") entered into a Lease, Funding, and Operation Agreement ("LOFA") for the day-to-day operation and future revitalization of New Haven Union Station Campus (the "Campus"). Pursuant to the LOFA, the Parking Authority manages the day-to-day operations of the Campus. 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 Union Station Parcel.

The purpose of this Map Amendment is to provide new development opportunities consistent with the objectives of Transit-Oriented Development, pursuant to Conn. General Statutes §13b-79o, et. seq. Further, this designated area is integral to the future development of the Campus and its surrounding communities.

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. 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. 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 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 this Petition to Amend the New Haven Zoning Map.

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 Map
5. Proposed Aldermanic Order
6. Appendix A
7. Filing fee – N/A

Very truly yours,



Norman Forrester
Chairman, New Haven Parking Authority