



**Town Green  
District**  
Downtown New Haven

April 1, 2024

**To: City of New Haven Board of Alders**

**Re: Transit Oriented Community Zone**

To the Honorable Board of Alders:

I am pleased and excited to offer my support for the New Haven Parking Authority's petition for both a Text and Map Amendment to the New Haven Zoning Ordinance, to establish a Transit-Oriented Development District (Transit-Oriented Development) ("TOD") as a new zoning district, known as a Transit Oriented Community Zone ("TOC").

In connection with the Union Station Partnership with the Connecticut Department of Transportation, 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").

A TOD 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 State of Connecticut has recognized the importance of the development of TOD 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.

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. It will provide new development opportunities, and is integral to the future development of the Union Station Parcel and its surrounding communities.

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.

I am thrilled to offer my support for this project and hope the Board of Alders will vote to approve the TOC petitions.

Thank you!

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