

## Testimony: Transit-Oriented Community Zoning

Manmita Dutta <manmita.dutta@gmail.com>

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To:Public Testimony <PublicTestimony@newhavenct.gov>

Cc:info@unionstationnewhaven.com <info@unionstationnewhaven.com>;Doug Hausladen <dhausladen@nhparking.com>

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To the Honorable Board of Alders:

I am delighted to express my full support for the Transit Oriented Community Zone (TOC) initiative in New Haven, highlighting its pivotal role in enhancing accessibility, promoting sustainability, and fostering economic growth. The proposed Text and Map Amendments to the New Haven Zoning Ordinance mark a significant step towards enhancing the vitality and livability of our city.

One of the most compelling aspects of the TOC is its potential to stimulate economic growth. Accessibility lies at the heart of the TOC vision, aiming to create a seamlessly connected urban environment that empowers residents and visitors alike. By strategically locating transit-oriented developments near Union Station, we can cultivate a vibrant and inclusive community where individuals can easily access essential services, employment opportunities, and recreational amenities. This approach not only enhances mobility for all residents but also reduces dependence on private vehicles, thereby mitigating traffic congestion and improving air quality.

The TOC initiative holds the promise of transforming New Haven into a vibrant regional hub for art, culture, and entertainment, offering a refreshing alternative to the hustle and bustle of NYC. With its diverse array of attractions, from the nationally acclaimed pizza joints to globally inspired dining spots, and from esteemed museums, theaters to lively arts festivals, New Haven is poised to attract a steady stream of visitors seeking memorable experiences. This influx presents an exciting opportunity to enrich our cultural scene and position our city as a top destination.

As tourism and cultural activities flourish, property values are likely to rise, cementing New Haven's status as a sought-after and thriving community. Moreover, this strategic location will attract new residents, appealing to commuters who telecommute part of the week and are in search of affordable urban living with convenient access to amenities and entertainment. Overall, by fostering development, attracting businesses, and stimulating economic activity, a Transit Oriented Community Zone can significantly expand the tax base of the city, providing additional resources to support vital services and infrastructure projects.

Additionally, the TOC's emphasis on sustainability aligns perfectly with our city's commitment to environmental responsibility and resilience.

As a resident deeply invested in the prosperity of New Haven, I wholeheartedly endorse the TOC initiative. I firmly believe that its implementation will not only unlock new avenues for development but also pave the way for a more dynamic and resilient future for our city. I urge the Board of Alders to

vote in favor of approving the TOC petitions, thereby signaling our collective commitment to responsible progress and prosperity.

Thank you for your attention to this matter and for your dedicated service to our community.

Sincerely,

Manmita Dutta

Commissioner, City of New Haven Department of Economic Development