



April 2, 2024

City of New Haven Board of Alders

RE: Transit Orientated Community Zone

Dear 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”).

The Greater New Haven Chamber of Commerce represents hundreds of businesses in New Haven. The Union Station area is one of New Haven’s major gateways. Revitalization to this area along while maintaining easy community access is critical. The Union Station area has the potential to not just be a gateway to New Haven, but also a city destination.

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. This site is currently underutilized, and the TOC proposal 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.

Sincerely,

Garrett Sheehan
President & CEO