



NEW HAVEN CITY PLAN DEPARTMENT

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August 23, 2019

Honorable Tyisha Walker-Myers, President
Board of Alders of the City of New Haven
165 Church Street
New Haven, CT 06510

RE: PETITION/APPLICATION FOR ZONING ORDINANCE MAP AMENDMENT AND TEXT
AMENDMENT TO CREATE NEW COMMERCIAL GATEWAY DISTRICT

Dear President Walker-Myers:

The City Plan Department of the City of New Haven is pleased to present you and the honorable members of the Board of Alders with this Petition/Application to create a new zoning district: the Commercial Gateway District. If approved, this new district will rezone properties along portions of Whalley Avenue, Dixwell Avenue, and Grand Avenue.

These corridors will benefit from this new zoning designation. They have been largely overlooked for development and investment because of the outdated zoning that creates barriers. This update is four years in the making. It is the product of a collaborative effort by community members, business owners and multiple city departments: City Plan, Liveable Cities Initiative, Economic Development, Engineering and Transportation, Traffic and Parking. The goal is to restore commercial and residential opportunity along three of the most important corridors in the City.

This text amendment will spur more vibrant, walkable commercial areas by creating flexibility in the permitted uses; incentivizing sustainability; increasing density; and introducing inclusionary zoning principles and affordable housing incentives. It will enhance each corridor by implementing design guidelines, preservation elements and promoting privately-owned public realm improvements and right-sizing parking requirements to focus on development around public transit hubs.

This application includes (i) the proposed ordinance (Tab 1), (ii) the proposed text amendment (Tab 2), (iii) the existing and proposed map boundaries (Tab 3), and (iv) the list of rezoned properties (Tab 4).

These corridors deserve and demand progressive, modern zoning that will revitalize them. It is with great pleasure that I offer this zoning update for consideration, and our department looks forward to presenting this Application to you and the Board of Alders.

Very truly yours,

Aicha Woods, Executive Director

CC: Michael Smart, City Clerk
Albert Lucas, Director of Legislative Services

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