

COMMUNITY AND ECONOMIC DEVELOPMENT CLINIC
YALE LAW SCHOOL

SENT VIA ELECTRONIC MAIL

December 9, 2019

City of New Haven Board of Alders
Legislation Committee
165 Church Street
New Haven, CT 06510
Attn: Misty Maza (mmaza@newhavenct.gov)

Dear Chairman Santana and Honorable Members of the Legislation Committee of the Board of Alders:

On behalf of the Greater Dwight Development Corporation ("GDDC"), we write to express GDDC's continued support for the creation of the Commercial Gateway District zoning designation on the Whalley, Grand, and Dixwell corridors. City Plan staff members have been extremely receptive to the feedback that was communicated to them over the past few months. They have demonstrated willingness to amend the regulations in light of these suggestions and concerns. We have reviewed the most recent Draft Use Table for the CGD zone, dated August 23, 2019, and attached it to this letter. After our review, we would like to propose a modification, though our overall support for the project remains strong.

The use table indicates that the development of a "hotel, bed breakfast or tourist home, 12 or fewer guest rooms" will require application for a special permit. GDDC believes that a small hotel or bed and breakfast should instead be permitted as-of-right for a number of reasons. These establishments are permitted as of right in the BD and BA-1 zones, and we see little reason to offer differential treatment in the CGD zone. Further, small establishments like this would offer benefits to both community entrepreneurs and visitors of New Haven. A smaller project like this represents a promising business opportunity and creates a welcoming community for guests from out of town. Access to small-scale, short-term accommodations is important in a city like New Haven that attracts both recreational and academic visitors. Finally, small establishments like this would contribute to the overall diversity of business in the CGD zones and enhance the pedestrian-friendly, urban character that the District seeks to embody.

Thank you for undertaking and constantly refining this initiative to rezone outdated zoning, particularly in the BB zone along Whalley Avenue. We support the proposed CGD rezoning and urge the Committee members to vote favorably on the project, encouraging the revitalization that our community needs and desires.

If you have questions please contact me at emilee.gaebler@ylsclinics.org or by phone (203) 432-6127.

Best,



Emilee Gaebler
Ludwig Center for Community and Economic Development