

Vision 2025 compiled by New Haven City Plan Department:

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On behalf of the New Haven City Plan Commission:

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Roy Smith, Jr.
Vice Chair (former)

Adam J. Marchand
Aldermanic Representative (D-25)

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Member

Richard H. Miller
City Engineer (retired)

Leslie Radcliffe
Member

Maricel Ramos-Valcarel
Member

Larry Smith
Assistant City Engineer

Audrey D. Tyson
Member

Giovanni Zinn
City Engineer

With additional contributions from:

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William F. Clark, Chief Operating Officer, New Haven Board of Education, New Haven, CT
Michael Courtney, Manager, Assessor's Office, New Haven, CT
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Barry Diggs, Supervisor of Scheduling, CTTRANSIT, New Haven Division
Donna DiNello, Records Supervisor, New Haven Police Department, New Haven, CT
Renee Dobos, Chief Operating Officer, New Haven Housing Authority, New Haven, CT
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William Villano, Executive Director, Workforce Alliance, Inc., New Haven, CT
Alec Vincitorio, GIS Manager, Office of Information Technology, New Haven, CT
Will Warren, Economic Development Project Manager, REX Development, North Haven, CT
Carla Weil, Executive Director, Greater New Haven Community Loan Fund, New Haven, CT
Sarah Wilcox, Finance and Human Resources Manager, New Haven Open at Yale, New Haven, CT
Erin Wilson, Planner, Milone and MacBroom, Inc., Branford, CT
Anne Worcester, Tournament Director, Connecticut Open, New Haven, CT
Lauren Zucker, Associate Vice President of New Haven Affairs, Yale University, New Haven, CT

Special thanks to:

Members of the Community Management Teams, New Haven Development Commission, and New Haven Redevelopment Agency, as well as residents of New Haven for offering insight at various meetings and workshops



**CITY PLAN COMMISSION
NEW HAVEN, CONNECTICUT
RESOLUTION**

WHEREAS, It is the duty of the City Plan Commission to prepare a comprehensive plan pursuant to the Charter of the City of New Haven, Article VII, Section 3 L (3) (a), and Connecticut General Statutes (C.G.S.), Section 8-23: "Preparation, amendment or adoption of plan of conservation and development by planning commissions" and;

WHEREAS, An Act Creating a City Plan Commission in the City of New Haven, enacted by the State Legislature in 1913 states that "It shall be the duty of said City Plan Commission...to prepare a comprehensive plan for the systematic and harmonious development of the City...", and;

WHEREAS, The City Plan Commission finds that the Comprehensive Plan of Development "New Haven Vision 2025", dated September 2015, provides for the systematic and harmonious development of the city;

WHEREAS, The City Plan Commission prepared the Comprehensive Plan update in a manner consistent with Connecticut General Statutes and considered the community development action plan of the city; the need for affordable workforce housing; the need for protection of existing public surface and ground water drinking supplies; the need for protection of potential public surface and ground water drinking supplies; the use of cluster development and other development patterns to the extent consistent with soil types; terrain and infrastructure capacity within the municipality; the state plan of conservation and development, the regional plan of development, the physical, social, economic and governmental conditions and trends; the needs of the municipality including but not limited to, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation, cultural and interpersonal communications; the objectives of energy efficient patterns of development; the use of solar and other renewable forms of energy; and energy conservation;

WHEREAS, The Comprehensive Plan promotes housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourages the development of housing which will meet the housing needs identified in the housing plan prepared pursuant to C.G.S. Section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to C.G.S. Section 16a-26.;

WHEREAS, The Comprehensive Plan makes provision for the development of housing opportunities, including opportunities for multi-family dwellings, consistent with soil types, terrain and infrastructure capacity for all residents of New Haven and for all residents of the South Central Connecticut planning region;

WHEREAS, The Comprehensive Plan is a statement of the policies, goals and standards for physical development of New Haven; and the policies, goals and standards for the economic development of the municipality; and is designed to promote with the greatest efficiency and

economy the coordinated development of New Haven and the general welfare and prosperity of its people;

WHEREAS, The Comprehensive Plan recommends the most desirable use of land within the city for residential purposes, recreational purposes, commercial purposes, industrial purposes, conservation and other purposes;

WHEREAS, The Comprehensive Plan recommends the most desirable density of population in the city and notes inconsistencies with the state plan of conservation and development;

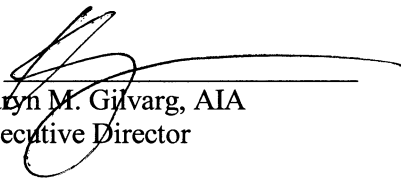
WHEREAS, The Comprehensive Plan is consistent with the Municipal Coastal Program requirements of the Connecticut Coastal Management Act, C.G.S., Sections 22a-101 to 22a-104 inclusive and makes reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound and is designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound;

WHEREAS, The South Central Regional Planning Commission approved the draft of the Comprehensive Plan update on June 15, 2015;

WHEREAS, The City Plan Commission held public hearings on June 17, 2015, July 15, and September 17, 2015, on the Comprehensive Plan pursuant to Connecticut General Statutes and is in compliance with laws and regulations governing the adoption of a Comprehensive Plan;

NOW THEREFORE BE IT RESOLVED, by the City Plan Commission of the City of New Haven, that the City Plan Commission does hereby adopt the "New Haven Vision 2025" update of the Comprehensive Plan of Development, for New Haven, Connecticut.

ADOPTED: September 17, 2015
Edward Mattison
Chair

ATTEST: 
Kathryn M. Gilvarg, AIA
Executive Director



**CITY PLAN COMMISSION
NEW HAVEN, CONNECTICUT
RESOLUTION**

WHEREAS, it is the duty of the City Plan Commission to prepare and amend a comprehensive plan pursuant to the Charter of the City of New Haven, Article VII, Section 3 L (3) (a), and Connecticut General Statutes (C.G.S.), Section 8-23: "Preparation, amendment or adoption of plan of conservation and development by planning commissions" and;

WHEREAS, an Act Creating a City Plan Commission in the City of New Haven, enacted by the State Legislature in 1913 states that "It shall be the duty of said City Plan Commission...to prepare a comprehensive plan for the systematic and harmonious development of the City....", and;

WHEREAS, the City Plan Commission finds that the Comprehensive Plan of Development "New Haven Vision 2025" provides for the systematic and harmonious development of the city;

WHEREAS, the City Plan Commission adopted "New Haven Vision 2025" on September 17, 2015;

WHEREAS, "New Haven Vision 2025" endorses the creation of neighborhood plans, which guide future development and are amendments to the City's Comprehensive Plan of Development;

WHEREAS, the City collaborated with a broad array of local stakeholders in creating the "Hill to Downtown Community Plan (2014)", a neighborhood plan intended to guide future development in the region of New Haven between the Hill neighborhood and Downtown;

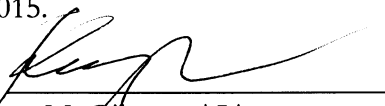
WHEREAS, subsequent to a public hearing held by the Legislation and Community Development Committees of the Board of Alders (March 2014), the City collaborated with key local stakeholders in making changes to the Hill to Downtown Community Plan, to be in accord with concerns raised by local residents.

WHEREAS, the full Board of Alders of the City of New Haven approved "New Haven Vision 2025" on November 5, 2015 and suggested that the text below be substituted in Housing and Neighborhood Planning chapter on page IV-27 under the section entitled "Hill," as well as, in "Executive Summary" on page lviii under the section entitled "Plan Implementation," under the sub-section entitled "Key Near-Term Actions," under Strategy 1-Establish the Hill-to-Downtown Steering Committee of the Hill to Downtown Community Plan (2014):

"An official Hill-to-Downtown Steering Committee model shall include the four Hill Alders or their designees, two designees from the Hill Management Teams [one from Hill North and one from Hill South elected by their respective Management Teams], two City of New Haven Officials designated by the Mayor [one from City Plan and one from Economic Development], and two representatives from local institutions or businesses nominated by the Mayor and approved by the Board of Alders."

NOW THEREFORE BE IT RESOLVED, by the City Plan Commission of the City of New Haven, that "New Haven Vision 2025" be amended accordingly and re-adopted with the updated document becoming effective on December 1, 2015.

ADOPTED: November 18, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director



City of New Haven

RECEIVED

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Master

File Number: LM-2015-0243

REC 01 2015
CITY PLAN DEPT.
165 CHURCH ST.
NEW HAVEN, CT 06510

| | | |
|-----------------------|-------------|--------------------------|
| File ID: LM-2015-0243 | Type: Order | Status: On File |
| Version: 2 | Reference: | In Control: City Clerk |
| File Name: | | File Created: 05/26/2015 |
| | | Final Action: 11/05/2015 |

Title: RESOLUTION OF THE BOARD OF ALDERS APPROVING THE CITY PLAN COMMISSION'S NEW COMPREHENSIVE PLAN OF DEVELOPMENT

Notes: Not included in this file is the binder which includes the comprehensive plan. Awaiting for the link to be posted online to include. Otherwise the hard copies will be with Leg. Services

**CERTIFIED COPY
PASSED & APPROVED
ATTEST**

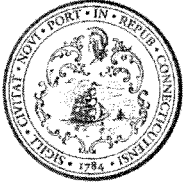
OLS Staff:

[Signature]

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|--|------------|------------------|--|-----------|-----------------|---------|
| 1 | Board of Alders | 06/01/2015 | Referred | Joint Community Development/Legi slation | | | |
| | Action Text: This Resolution was Referred to the Joint Community Development/Legislation | | | | | | |
| | Notes: concurrently referred to City Plan Commission, Transportation, Traffic and Parking, and Public Works | | | | | | |
| 1 | Joint Community Development/Legislation | 10/08/2015 | Favorable Report | Board of Alders | | | |
| | Action Text: This Order was Favorable Report to the Board of Alders | | | | | | |
| 1 | Joint Community Development/Legislation | 10/08/2015 | | | | | |
| 1 | Board of Alders | 10/19/2015 | Noted | | | | |
| | Action Text: This Order was Noted | | | | | | |
| 2 | Board of Alders | 11/05/2015 | Passed | | | | Pass |
| | Action Text: This Order was Passed | | | | | | |



City of New Haven

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

Signature Copy

Order: LM-2015-0243

File Number: LM-2015-0243

RESOLUTION OF THE BOARD OF ALDERS APPROVING THE CITY PLAN COMMISSION'S NEW COMPREHENSIVE PLAN OF DEVELOPMENT

WHEREAS, in accordance with the Special Act of 1913 creating a City Plan Commission in New Haven and in accordance with the Charter of the City of New Haven (Article VII, Section 3 L (3) (a)) it is the duty of the City Plan Commission to prepare a comprehensive plan and to recommend development plans for the improvement of the entire city;

WHEREAS, the City Plan Commission has prepared a draft update of the city's Comprehensive Plan of Development and submitted it for aldermanic review and approval; and

WHEREAS, the draft plan is prepared in a manner consistent with both local and state law, providing for the systematic and harmonious development of the city; and

WHEREAS, the City Plan Commission has held several community meetings and workshops, conducted a city wide survey that garnered 920 responses, and prepared or analyzed various data sources to prepare the plan; and

WHEREAS, the City Plan Commission will hold a public hearing on the plan in June this year; and

WHEREAS, the City Plan Commission has developed directives intended to improve the quality of neighborhoods, to maintain a regional standing, and to maintain a sense of place in New Haven; and

WHEREAS "New Haven Vision 2025" endorses the creation of neighborhood plans, which guide future development and are amendments to the City's Comprehensive Plan of Development;

WHEREAS the City collaborated with a broad array of local stakeholders in creating the "Hill to Downtown Community Plan", a neighborhood plan intended to guide future development in the region of New Haven between the Hill neighborhood and Downtown;

WHEREAS subsequent to a public hearing held by the Legislation and Community Development Committees of the Board of Alders, the City collaborated with key local stakeholders in making changes to the Hill to Downtown Community Plan, to be in accord with concerns raised by local residents.

BE IT HEREBY RESOLVED, the Board of Aldermen has reviewed the draft and approves

the new comprehensive plan of development as prepared by the City Plan Commission.

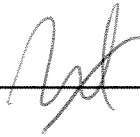
BE IT FURTHER RESOLVED by the Board of Alders of the City of New Haven that the Board of Alders hereby approves the Hill to Downtown Community Plan as recommended to be amended by the City and key local stakeholders, and dated November 2014.

BE IT FURTHER RESOLVED by the Board of Alders of the City of New Haven that the text below be substituted in "Summary," page xi, under the section entitled "Strategy 1: Continued Stakeholder Involvement," as well as in "Implementation," page 76, under the section entitled "Key Near-Term Actions: Establish the Hill-to-Downtown Steering Committee" of the Hill to Downtown Community Plan:

"An official Hill-to-Downtown Steering Committee model shall include the four Hill Alders or their designees, two designees from the Hill Management Teams [one from Hill North and one from Hill South elected by their respective Management Teams], two City of New Haven Officials designated by the Mayor [one from City Plan and one from Economic Development], and two representatives from local institutions or businesses nominated by the Mayor and approved by the Board of Alders."

At a meeting of the Board of Alders on 11/5/2015, this Order LM-2015-0243 was Passed.

Attest, City Clerk



Date

11/16/15

Signed, City Clerk



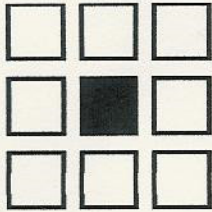
Date

11/16/15

Signed, Mayor

Date

NOV 16 2015
CITY CLERK
NEW HAVEN



New Haven Redevelopment Agency
165 Church Street, New Haven, CT 06510

Matthew Nemerson
Executive Director

Toni Harp, Mayor
Jorge Lopes, Chairman

July 15, 2015

Edward Mattison, Chair
New Haven City Plan Commission (CPC)
165 Church Street
New Haven, CT- 06510

Dear Mr. Mattison:

On behalf of the New Haven Redevelopment Agency (NHRA), I am writing to support the official adoption of New Haven Vision 2025 planning document which provides guidance to the future land use and planning in the city over the next decade. City Plan Director, Ms. Karyn Gilvarg, shared the draft document with us at our monthly meeting in May, 2015. In addition to this, City Plan staff regularly updated us about the plan during various stages of its development and considered our input in preparing draft recommendations.

This plan is our guide to stabilize inner city neighborhoods, increase housing opportunities for all, promote multi-modal transportation network, build a healthy city, and ensure a sustainable environment. The NHRA supports the preparation of neighborhood plans for the Fair Haven, Long Wharf, and Science Park areas (Newhallville/Dixwell neighborhoods) to connect residents to the waterfront and to available economic opportunities.

We urge you to adopt this plan as a critical first step in steering the anticipated population and housing growth in the city for the next decade in the right direction. Thank you for your time and consideration.

Sincerely,

Jorge Lopes, Chair
New Haven Redevelopment Agency

cc: Daisy Abreu, NHRA Co-Chair
Matthew Nemerson, Economic Development Administrator
Karyn Gilvarg, Executive Director, City Plan Department
Susmitha Attota, Assistant Director of Comprehensive Planning, City Plan Department



Toni N. Harp
Mayor

New Haven Development Commission
165 Church Street, New Haven, Connecticut 06510
Phone: (203) 946-2366 Fax: (203) 946-2391



Matthew Nemerson
Executive Director

July 14, 2015

Edward Mattison, Chair
New Haven City Plan Commission (CPC)
165 Church Street
New Haven, CT- 06510

Dear Mr. Mattison:

On behalf of the New Haven Development Commission (NHDC), I am writing this letter to endorse the New Haven Vision 2025 plan—the City of New Haven’s Comprehensive Plan update. At the June 9, 2015 NHDC meeting, City Plan staff member Ms. Susmitha Attota presented the draft recommendations of this planning document. Over the past two years, Ms. Attota attended NHDC meetings several times to brief us on key data findings, analyses, community feedback and also solicited input from us in developing the draft recommendations of the plan.

We have carefully reviewed the plan and believe that it provides a foundation for: achieving the most desirable land use pattern and density within the city, stabilizing our neighborhoods, re-connecting residents to the waterfront, enhancing our local economy, improving the streetscape, and ensuring a sustainable built and natural environment. We support the direction it provides in growing jobs, attracting and retaining businesses, enhancing the skills of local workforce, and building the city’s tax base.

Therefore, we strongly encourage the approval of this plan and look forward to implementing the community vision and planning recommendations over the next decade.

Sincerely,

Pedro Soto, Chair
New Haven Development Commission

- cc: Adam Marchand, CPC Member
- Leslie Radcliff, CPC Member
- Audrey Tyson, CPC Member
- Maricel Ramos-Valcarcel, CPC Member
- Kevin DiAdamo, CPC Alternate Member
- Giovanni Zinn, City Engineer
- Matthew Nemerson, Economic Development Administrator
- Karyn Gilvarg, Executive Director, City Plan Department
- Susmitha Attota, Assistant Director of Comprehensive Planning, City Plan Department



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**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

June 15, 2015

**RPC
Representatives**

Bethany:
Michael Calhoun

Branford:
Charles Andres

East Haven:
Vacant

Guilford:
Walter Corbiere

Hamden:
Ryszard Szczypek

Madison:
Christopher Traugh

Meriden:
David White

Milford:
Benjamin Gettinger

New Haven:
Kevin DiAdamo

North Branford:
Frances Lescovich

North Haven:
James Giulietti

Orange:
Vacant

Wallingford:
Vacant

West Haven:
Christopher Suggs

Woodbridge:
Peggy Rubens-Duhl

Susmitha Attota
Assistant Director of Comprehensive Planning
New Haven City Plan Department
165 Church Street
New Haven, CT 06510

**Re: City of New Haven: 2015 City of New Haven Comprehensive Plan Update
(New Haven Vision 2025)**

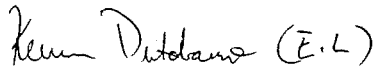
Dear Ms. Attota:

Thank you for sharing the City of New Haven 2015 Comprehensive Plan Update (New Haven Vision 2025). The Regional Planning Commission (RPC) reviewed the proposal at its meeting on Thursday, June 11, 2015.

By resolution, the RPC has determined that the 2015 Comprehensive Plan Update for the City of New Haven appears to be consistent with the policies and goals identified in both the State and Regional Plans of Conservation and Development.

Please contact us if you have any questions. Again, we appreciate your referring this matter to us.

Sincerely,



Kevin DiAdamo
Chairman, Regional Planning Commission