

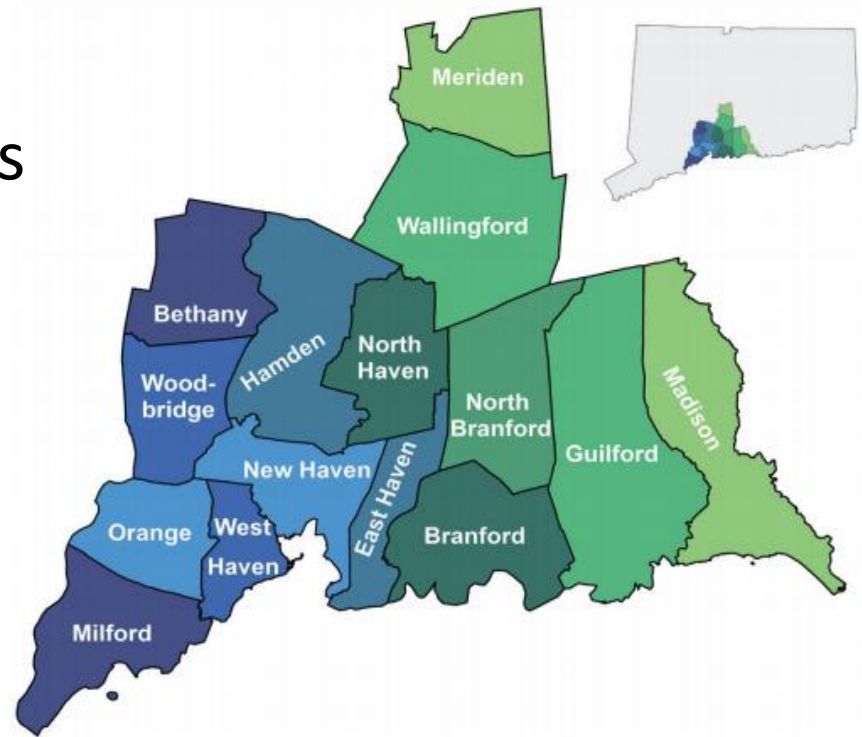
South Central Connecticut Region DRAFT 2018 -28 Plan of Conservation & Development

Regional Planning Commission Meeting

January 11, 2018

Agenda

- Draft plan overview
- Vision, goals and strategies
- Future development intensity plan
- Comments
- Next steps



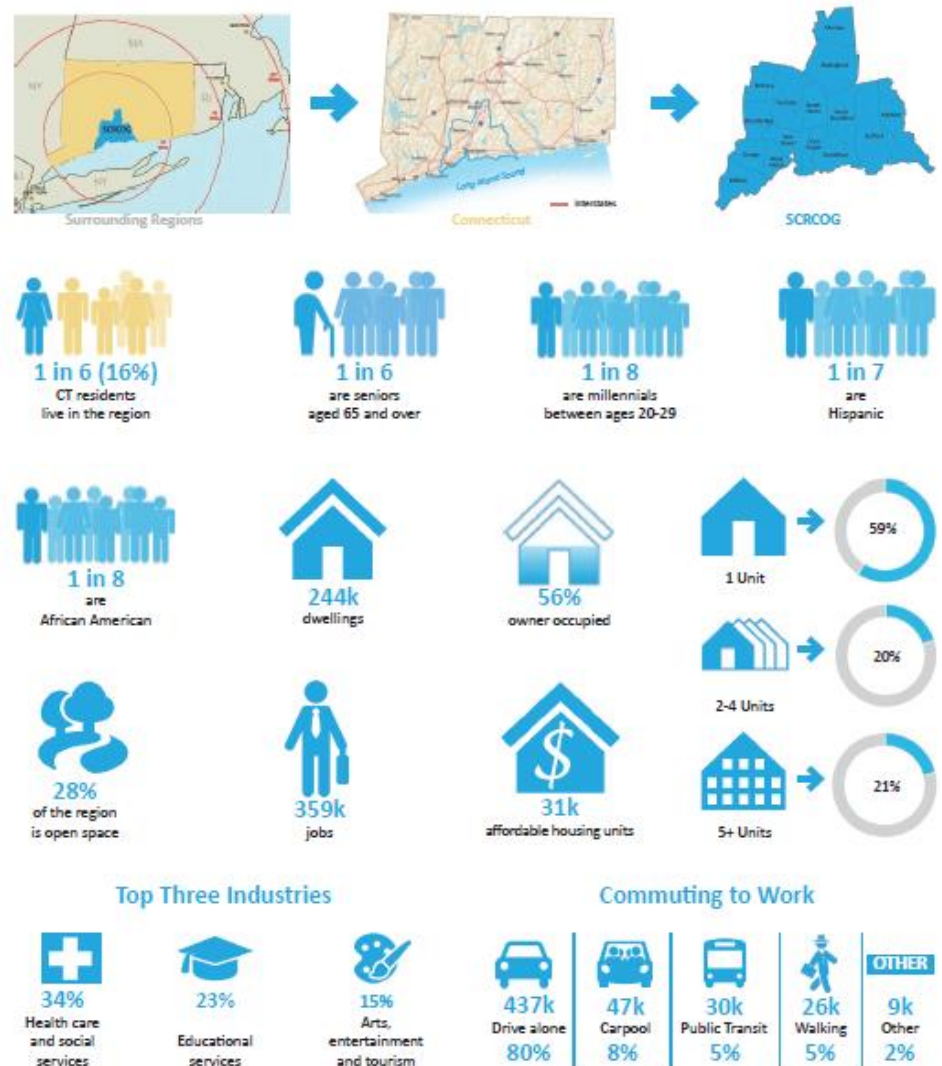
Draft Plan Overview - Process

- Inclusive process – engaged member municipalities, community and regional organizations, regional utilities, regional development professionals and residents
- Updated data and information
- Emphasis on clear goals and strategies for SCRCOG and the region

Draft Plan Overview - Organization

Executive summary

- Snapshot of current conditions
- Vision
- Process overview



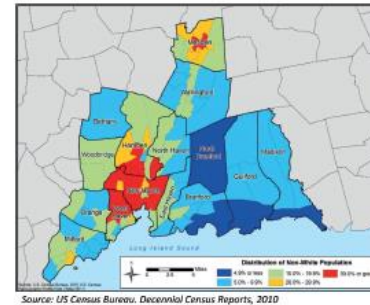
Source: U.S. Census 2010.

Draft Plan Overview - Organization

Themes

- Data updates, goals and strategies organized around three themes
 - Human environment
 - Natural environment
 - Built environment

Regional Plan of Conservation and Development 2018-28

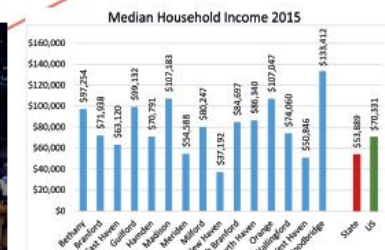


The region's population is aging, as evidenced by consistent increases in median age from 36.8 years in 2000 to 39 years in 2010, and to 39.7 years in 2015. However, South Central Connecticut has proportionally more young working age population (ages 20 to 29) than the State, largely due to its concentration of institutions of higher learning. Nevertheless, aging of the Baby Boomer generation will continue to impact the region, as roughly one in six residents of South Central Connecticut are seniors aged 65 and over.

Median household incomes in 2015 reveal socioeconomic disparities across the region, with central core and inner-ring suburbs having significantly lower values than other communities. Four communities fell below the statewide median household income of \$70,831: East Haven, Meriden, New Haven, and West Haven.



Savin Rock Festival July 2015



Source: ACS 2015.

Draft Plan Overview - Organization

Goals and Strategies

- Future development intensity plan
- Action agenda

Human Environment
South Central CT seeks to be a vibrant, inclusive and livable region that is attractive to an increasingly diverse population.
Directly engage, and support member municipalities' efforts to engage, under-represented groups in planning for the region's future, including millennials, creative/ arts groups, and minorities.
Support training in equity, diversity and inclusion for SCRCOG staff, regional municipalities and agencies.
Support creative financing strategies that seek to connect disadvantaged groups to healthy foods, education, jobs, transit, and housing within the region.
Encourage public-private partnerships to aid in local and regional development through targeted policies, enhanced commitment to change, dedicated staff, and streamlined financial support.
The Region contains a diverse and suitable housing supply that provides housing choice for all incomes and age groups.
Advocate for affordable housing in the region by linking housing to an expanded workforce and economic development; providing technical information and guidance; and, educating communities.
Promote housing densification in TOD areas, Town and Village Centers, and commercial corridors with existing employment, transportation and utility infrastructure.
Continue to educate the region's towns about the regional housing market, so that issues of saturation and absorption might be better understood and help towns better plan for and react to housing development.
Foster greater cooperation among anchor institutions, housing, workforce development, and philanthropic agencies on comprehensively addressing housing, employment and transportation needs, and advocating for appropriate local, regional and state policies.
Continue to provide updates to the regional housing market assessment to offer current and comprehensive understanding of housing affordability issues within the region.
Continue to support a regional approach to promoting affordable, workforce housing and encouraging new strategies for development and advocate at the state level for appropriate affordable housing law.
Continue to encourage communities to amend local codes and ordinances that help diversify the regional housing stock yet preserve local character, and seek to connect housing with major employment and education centers, neighborhood retail, and childcare and other support services through co-location, and/or transit and transportation linkages.
Encourage adaptive re-use of historic properties within Town/Village centers and continue to support preservation of historic structures through necessary technical assistance.
Promote the use of regional health impact assessments (HIAs) at the local and regional level for developments of regional significance to determine their impacts on access to transportation, jobs, parks and open space, and healthy food within the region; to determine housing quality; to analyze impacts relating to racial and socio-economic segregation within the region.
Promote sustainable design and construction practices through education and outreach.

Draft Plan Overview - Organization

Appendices

- Public engagement data

Regional Plan of Conservation and Development 2018-25

Respondents to the municipal survey were asked to characterize each of the communities within the SCRCOG region by whether the community was a job center, retail/shopping destination, cultural/entertainment center, diverse neighborhoods and housing center, outdoor recreation, transit accessible, or rural. Overall:

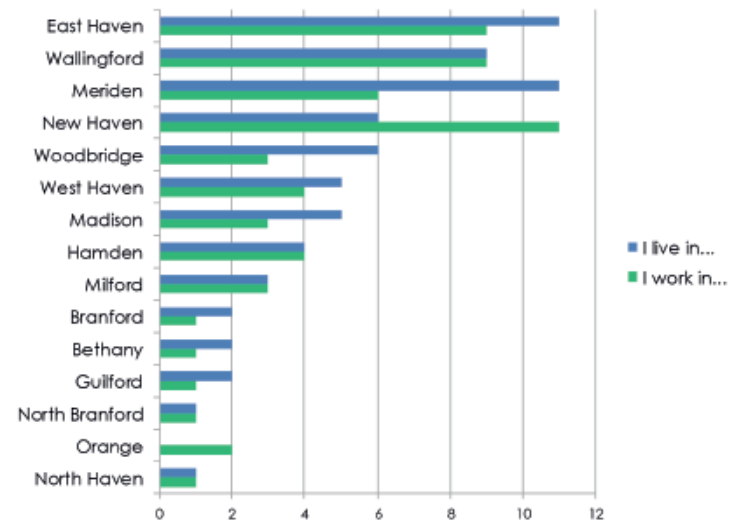
- As the region's largest urban center, New Haven was characterized as the dominant Job Center, Cultural/Entertainment Center, having the most Diverse Neighborhoods and Housing Center, and being the most Transit Accessible.

- Respondents identified Hamden, Milford, Orange, North Haven, and New Haven as the region's Retail/Shopping Destinations.

- Madison, Guilford, Branford, Milford, and New Haven were identified as the region's best Outdoor Recreation.

- Respondents characterized Woodbridge and Bethany as the most Rural.

Please indicate your relationship to the region...
(Municipal Survey)



SCRCOG

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Vision

SCRCOG and its members envision South Central Connecticut will be:

...a region that preserves the character of its unique centers, villages, neighborhoods, and places.

...a region with strong urban cores and thriving suburban/rural communities.

...a region with several vibrant and livable “centers.”

...a region with diverse housing choices.

...a region with high quality transportation and infrastructure systems.

...a region with a balanced and globally competitive economy.

...a region that fosters a sense of pride and belonging.

...a region that is sustainable and healthy.

...a region that is safe and resilient.

Goals and Strategies – Human Environment

South Central CT seeks to be a vibrant, inclusive and livable region that is attractive to an increasingly diverse population.

Directly engage, and support member municipalities' efforts to engage, under-represented groups in planning for the region's future, including millennials, creative/ arts groups, and minorities.

Support training in equity, diversity and inclusion for SCRCOG staff, regional municipalities and agencies.

Support creative financing strategies that seek to connect disadvantaged groups to healthy foods, education, jobs, transit, and housing within the region.

Encourage public-private partnerships to aid in local and regional development through targeted policies, enhanced commitment to change, dedicated staff, and streamlined financial support.

Strategies

Goals and Strategies – Human Environment

The Region contains a diverse and suitable housing supply that provides housing choice for all incomes and age groups.

Advocate for affordable housing in the region by linking housing to an expanded workforce and economic development; providing technical information and guidance; and, educating communities.

Promote housing densification in TOD areas, Town and Village Centers, and commercial corridors with existing employment, transportation and utility infrastructure.

Continue to educate the region's towns about the regional housing market, so that issues of saturation and absorption might be better understood and help towns better plan for and react to housing development.

Foster greater cooperation among anchor institutions, housing, workforce development, and philanthropic agencies on comprehensively addressing housing, employment and transportation needs, and advocating for appropriate local, regional and state policies.

Continue to provide updates to the regional housing market assessment to offer current and comprehensive understanding of housing affordability issues within the region.

Continue to support a regional approach to promoting affordable, workforce housing and encouraging new strategies for development and advocate at the state level for appropriate affordable housing law.

Continue to encourage communities to amend local codes and ordinances that help diversify the regional housing stock yet preserve local character, and seek to connect housing with major employment and education centers, neighborhood retail, and childcare and other support services through co-location, and/or transit and transportation linkages.

Encourage adaptive re-use of historic properties within Town/Village centers and continue to support preservation of historic structures through necessary technical assistance.

Promote the use of regional health impact assessments (HIAs) at the local and regional level for developments of regional significance to determine their impacts on access to transportation, jobs, parks and open space, and healthy food within the region; to determine housing quality; to analyze impacts relating to racial and socio-economic segregation within the region.

Promote sustainable design and construction practices through education and outreach.

Strategies

Goals and Strategies – Natural Environment

The Region's natural resource systems, water resources, and natural habitats are preserved, protected, and appreciated for their contributions to the environment, economy, and quality of life of current and future generations.

Encourage resident access to open spaces and recreational assets within the region through the expansion of existing bike/pedestrian network connecting open spaces and other existing/proposed regional trail connections.

Promote regular updates to the regional open spaces inventory to include most recent information on connections, related amenities and any new acquisitions, and to help identify potential areas for conservation.

Promote educational and marketing materials on the diverse open space and passive recreational opportunities available in the region to encourage stewardship.

Support and assist communities in coordinating open space preservation efforts among adjacent municipalities, identifying innovative funding sources for open space acquisition, and in proactively educating major land owners on estate planning.

Foster collaboration among various agencies that purchase and maintain open space in the region (municipalities, land trusts, water companies, etc.) by convening groups to share information and techniques, and to identify opportunities to improve efficiency.

Explore the feasibility of developing a regional open space plan to promote and expand regional open space network.

Strategies

Goals and Strategies – Natural Environment

Drinking and surface water quality is enhanced and maintained by the preservation and protection of wetlands, floodplains, critical watershed lands, and other resources.

Promote and support environmentally sensitive development to protect the quality of regional watersheds.

Facilitate coordination and communication between regional water utilities and member municipalities on land use planning and water quality projects.

Support and promote public access to Long Island Sound and the region's rivers as a way of developing regional stewardship.

Continue to advocate for improvements to Long Island Sound among elected local, state and federal officials to ensure adequate funding for remediation, education, acquisition, and other projects.

Support the region's existing and future aquaculture through appropriate land use policies to ensure long term sustainability.

South Central CT's thriving agri-businesses not only provide residents with access to locally grown foods and recreational opportunities, but also contribute to the regional economy.

Celebrate the region's agricultural heritage and support local and state efforts to preserve existing farms through acquisition, transfer/purchase of development rights, historic preservation, and marketing strategies that promote the region's farms through increased awareness and agri-tourism.

Support communities in educating major landowners on estate planning and techniques such as the transfer of development rights, as well as CT Farmlink and other programs available to help preserve working farms.

Encourage communities to adopt land use policies aimed at sustainable food production, and eliminating food deserts and promoting access to healthy food for all.

Continue to promote and update regional disaster mitigation planning to protect critical agricultural lands and animal species from intensive flooding and to plan for wildfires based on forest and grassland ecosystem management principles.

Goals and Strategies – Natural Environment

The Region is continuously evolving to establish long-term resilience to sea level rise and the impacts of flooding and storm damage.

Continue to update and adopt natural hazard mitigation plan for the region in a timely manner to prepare, adapt, and recover quickly from severe weather events by securing necessary federal and state grants for pre-/post-disaster mitigation.

Support and promote the education of regional residents and business-owners regarding projected changes to coastal lands and resources, and the need and basis for resiliency strategies.

Support and promote implementation of identified coastal resilience projects in the Region.

Ensure that regional transportation projects consider and incorporate science-based sea level rise and resiliency information, as much of the Region's critical infrastructure is located along the coast.

Encourage updates to local floodplain ordinances to meet or exceed Federal Emergency Management Agency (FEMA) requirements.

Promote effective stormwater management strategies such as, adoption of green regulations and practices, to reduce runoff from impervious surfaces and minimize flooding; increase the capacity of drainage systems through sewer separation in areas with combined sewers; promote low impact developments.

Educate communities on the financial benefits of FEMA's Community Rating System program and assist them in participating in the program.

Collaborate with partners within and outside the region, including neighboring regions to provide and seek technical assistance, to avoid duplication of efforts, and to develop a coordinated response for dealing with natural disasters.

Explore funding opportunities to advance conceptual designs developed as part of the Regional Framework for Coastal Resilience in Southern CT, projects identified as part the SCRCOG Multi-Jurisdiction Plan Update, and projects identified as part of the municipal coastal resilience efforts.

Strategies

Goals and Strategies – Natural Environment

The Region minimizes energy consumption through conservation and environmentally sensitive development practices, and facilitates the use of renewable and reliable energy sources.

Support and promote local energy task forces and the Clean Water Fund's efforts to advance towards 100% renewable energy use.

Assist members with research and guidance on new technologies, such as floating solar, anaerobic digestion and shared solar systems, and assist in navigating the complex regulations and procedures involved in introducing renewable energy into the regional system.

Facilitate coordination between towns, Division of Emergency Management and Homeland Security (DEMHS), Department of Public Health (DPH) and utilities to ensure critical utility infrastructure is prioritized for maintenance and restoration in the event of disasters and emergencies, and to install stronger, storm/flood resistant new infrastructure including telephone poles and transmission wires to prepare for future storms.

Strategies

Goals and Strategies — Built Environment

Development in the region is focused in existing town/village centers and developed corridors that have transportation, employment and utility infrastructure while land areas that are integral for maintaining the region's agricultural heritage, drinking water supply, unique natural resources, and coastal resilience are conserved.

Support strategic and catalytic investments and incentives, zoning, and marketing strategies that promote infill, redevelopment and adaptive reuse in regional TOD areas, Town and Village centers, and central corridors that provide existing transportation, employment and utility infrastructure. (May be include images to show rural, suburban, and urban town centers).

Encourage developments and infrastructure improvements that preserve the unique character of individual communities.

Seek to connect employment and education centers with housing through co-location, and/or transit and transportation linkages.

Promote the use of CTDEEP's natural diversity database map among the region's communities, especially to preserve open space, especially that which contains valuable natural resources such as, prime farmland soils, wetland and water resources, flora and fauna species of concern, coastal resources, etc.

Support the use of conservation easements within developments of regional significance to protect environmentally sensitive areas.

Support brownfield remediation to promote infill development through necessary financial and technical assistance.

Support historic preservation, historic town centers and possibilities for adaptive reuse. Identify potential funding sources and resources for historic preservation and offer technical assistance, when needed.

Support communities in identifying appropriate techniques to promote the re-use/ re-purpose of obsolete suburban office parks.

Respect slope, soil and wetland restraints when directing transportation investments and encourage communities to amend local regulations to protect such areas.

Continue to encourage compact/cluster developments and limit development and increased densities outside of areas where public utilities, transportation, and employment infrastructure are not available or with an unsuitable capacity to support such development. (May be include images to show cluster developments examples).

Goals and Strategies — Built Environment

Development in the region is focused in existing town/village centers and developed corridors that have transportation, employment and utility infrastructure while land areas that are integral for maintaining the region's agricultural heritage, drinking water supply, unique natural resources, and coastal resilience are conserved.

Continue to discourage developments in source protection areas and groundwater recharge areas and advocate for the timely implementation of sewer separation in areas with combined sewers to protect water quality.

Directly engage and support efforts of member municipalities in garnering community support for compact developments thus assisting in an easy approval process.

Advocate for the development of long range plans for utilities expansion that are consistent with future growth projections of the region and improved communication with member municipalities.

Encourage joint planning initiatives among member communities to coordinate future land use, development, and transportation policies across jurisdictions and ensure compatibility near town boundaries.

Goals and Strategies — Built Environment

The Region's transportation network supports regional land use objectives, enhances the economic competitiveness of the region, and maximizes transportation choice for the region's residents.

Strategies

Continue to collaborate with communities to plan for significant regional transportation projects that have the potential to have substantial impacts on regional traffic patterns, such as the reconfiguration of the I-91/ I-691 merge, replacement of the West Rock Tunnel or the Northeast Corridor rail expansion.

Follow up on regional TOD study to evaluate regional housing demand and absorption rates, and educate individual communities on appropriate scale of development for priority areas based on regional dynamics

Foster improved communications between DOT and member communities and advocate for the consideration of multi-modal transportation options and storage within the major traffic generator permit process required for large developments.

Identify funding opportunities to encourage the growth of dynamic regional mobility hubs within member municipalities with a wide range of transportation choices for residents.

Support the increased use of public transportation as an effective alternative to mitigate traffic congestion and improve air quality by encouraging transit analysis studies, congestion management studies, comprehensive access and parking management studies, and implementation of intelligent transportation systems (ITS).

Advocate for the timely implementation of high speed rail service connecting the region to New York, Boston, and Washington D.C., with a potential stop location in the region.

Explore opportunities for bus rapid transit service along major regional transit routes and continue to promote and incentivize ride share services.

Advocate for the expansion of private and commercial air services at Tweed New Haven Regional Airport to increase enplanement capacity and connections to at least three other hub cities.

Continue to encourage the design and development of "complete streets", where appropriate, to promote opportunities for multi-modal transportation and ensure public safety. To that end, encourage member communities to include bike and pedestrian elements within local comprehensive plans and support walking/biking connections to transit stops, jobs, civic uses, parks, and retail through integrated and continuous sidewalk, bike, and trail connections across the region.

Consider areas having large concentration of low-income, minority, and elderly residents/workers when targeting public investments for bike/pedestrian/transit infrastructure and support fair and equitable distribution of resources to all users.

Goals and Strategies — Built Environment

The Region's transportation network supports regional land use objectives, enhances the economic competitiveness of the region, and maximizes transportation choice for the region's residents.

Support major investments to improve the safety and efficiency of existing infrastructure, including investments for non-motorized public improvements where necessary, such as ADA accessible sidewalks.

Support wayfinding programs and policies that allow residents to make walking/biking part of their everyday lives and raise public awareness on "sharing the road" to promote the safety of all roadway users.

Continue to advocate for enhancing state investments on the Port of New Haven to increase access to major consumer markets; to promote ferry services, and shipyard and ship repairs, as recommended within CT Deep Water Port Strategy Study (2012).

Continue to direct coordinated and catalytic infrastructure investments to improve the quality of aging infrastructure within the region, and further encourage redevelopment and reinvestment.

Goals and Strategies — Built Environment

South Central CT's rich portfolio of cultural, historical and archaeological resources attract and retain residents and businesses, and contribute to the overall vibrancy of the region.

Promote the region as a world class arts destination within the northeast by coordinating with arts and entertainment facilities in neighboring states/regions such as Providence and New York City, thus enhancing opportunities for arts-based development and enterprises, and local artists.

Encourage the preservation and enhancement of cultural, historical and archaeological sites and structures, and the use of these resources in creative placemaking, redevelopment/ revitalization efforts. (Include image of public art integrated within streetscape here)

Facilitate greater collaboration between anchor institutions, other major employers, and public education systems to develop innovative arts based programming designed to train a skilled workforce and maintain students in the region.

Support regional service/ cost sharing to promote high-quality public facilities and programming.

Create a marketing strategy for promoting regional arts, cultural, and historic places both digitally and at key locations, and encourage collaborations and partnerships.

Support the development of regional self-guided tours of the rich culture, arts and entertainment facilities, and heritage of the region through investments in necessary infrastructure improvements (bike/sidewalk connections, provision of segway /bike rentals, etc.), and promotion of innovative smart phone apps indicating direct walking/biking routes to various destinations.

Encourage a sustainable arts and cultural environment within the region through necessary land use amendments that enable live/work spaces for artists and live entertainment venues at key locations, with special permissions, and through support and recognition of local artists.

Strategies

Goals and Strategies — Built Environment

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Strategies

Goals and Strategies — Built Environment

South Central CT capitalizes on its locational, transportation, natural, economic and human assets to position itself as a vibrant and attractive region.

Connect disadvantaged residents located within the core to jobs through strategic transportation investments.

Seek to connect employment with housing and educational opportunities through inclusionary land use practices.

Foster inter-municipal cooperation and partnerships with regional economic development agencies in assisting employers with space progression planning to connect growing industries with available land/ space, and to market the region as an attractive region for a variety of businesses.

Facilitate further collaborations between regional employers and universities, and with regional workforce boards to develop a trained workforce.

Explore economic leakage to help identify new economic opportunities and promote targeted, sector based growth in economy.

Market the Region's commuter rail and TOD assets to attract potential businesses/investors.

Promote brownfield remediation and redevelopment through a comprehensive and coordinated brownfields redevelopment strategy within the region.

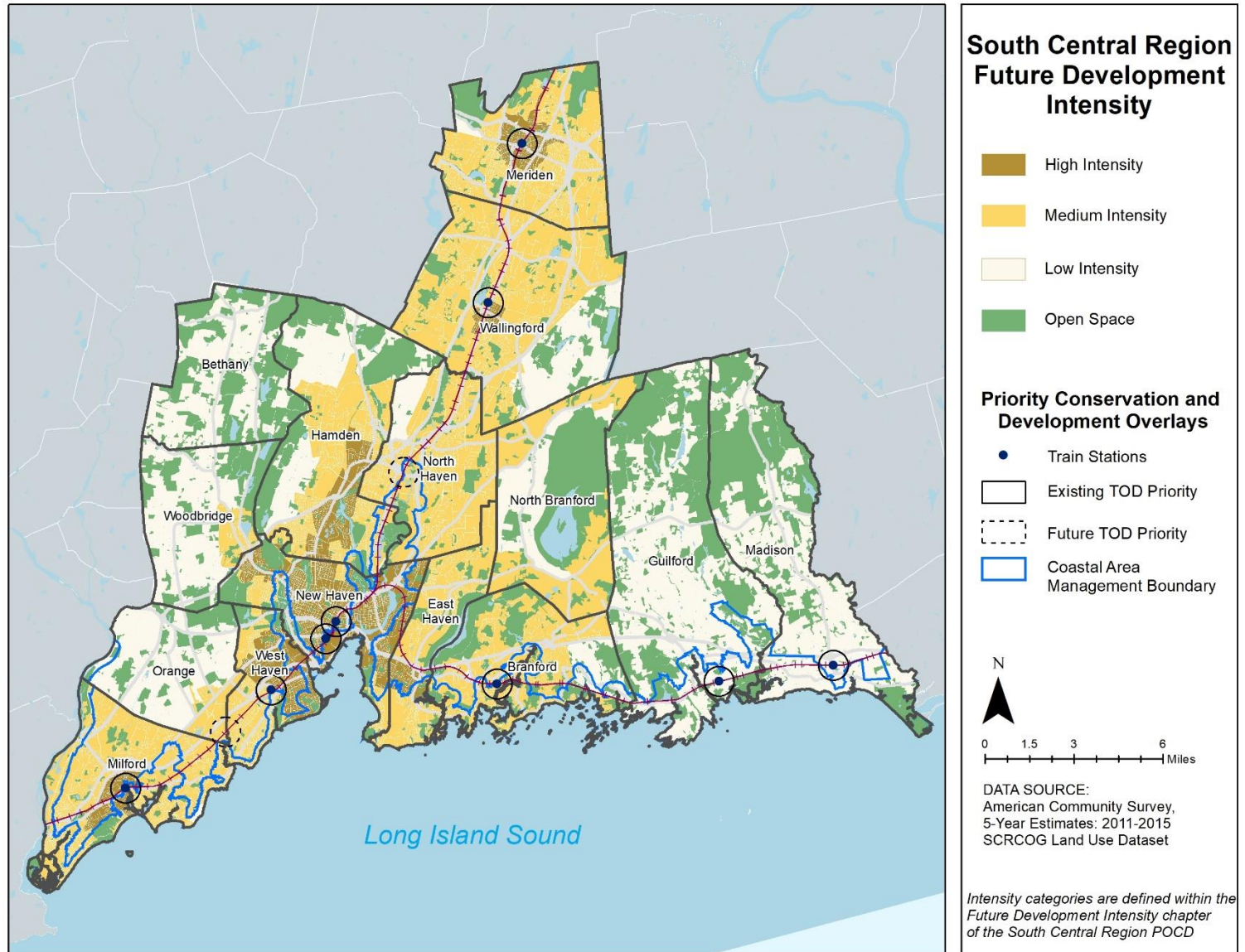
Continue to support entrepreneurship and innovation via establishment and promotion of innovation districts, business incubator programs, etc.

Support and promote water-dependent businesses through the enhancement of resident access and connectivity to the waterfront with a system of trails and/or bike and pedestrian paths, where necessary, and through the improvement of necessary transportation infrastructure.

Encourage the development and adoption of local harbor management plans to identify and promote maritime businesses and support the adoption of appropriate land use regulations to prevent land use conflicts with nearby uses.

Strategies

Future Development Intensity Plan



Future Development Intensity Plan

- Low Intensity – primarily residential and agriculture with limited commercial and industrial; density limited by soil suitability for septic; generally a residential density of less than 1 unit/ acre
- Medium Intensity – Mix of uses, although uses generally separated from one another; sewer capacity and proximity to regional transportation and transit network supports mid-level density – generally 1-5 residential units/ acre
- High Intensity – Hubs of the region characterized by a mix of uses that are served by sewer, water and multi-modal transportation systems; residential densities exceed 5 units/ acre

Comments

Some revisions on draft that was circulated have been made based on comments received thus far to:

- Explicitly refer to Data Haven and its community well-being survey as a source of information for health impacts of land use decisions
- Emphasize the need for workforce development by including Workforce Alliance planning information
- Include food security in strategies

Additional comments?

Next Steps

- Further revisions and clean up draft document
- Present draft to COG board
- Public hearing and adoption process

Thank you!