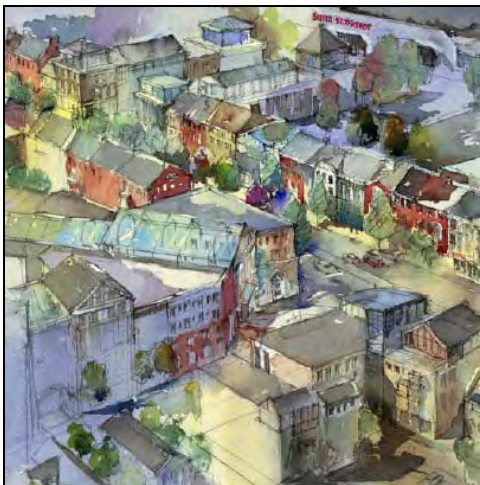


HAMDEN

2019 Plan of Conservation and Development



PROPOSED POCD FOR PUBLIC HEARING ON ADOPTION

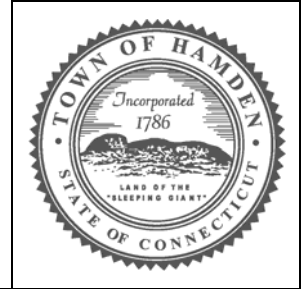
Planning and Zoning Commission



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WELCOME



July 2019

Greetings!

This is the PROPOSED 2019 Plan of Conservation and Development (POCD) for Hamden. The Planning and Zoning Commission has scheduled a public hearing to consider adoption of the PROPOSED POCD for:

Tuesday September 17, 2019
Hamden Middle School Auditorium
7:00 PM

The Commission expresses appreciation to all the Hamden residents and organizations who participated in the preparation of this POCD and looks forward to additional assistance as the Town moves toward implementation of POCD recommendations.

Your comments and input are welcome!

Hamden Planning & Zoning Commission




EXECUTIVE SUMMARY



Purpose Of The POCD

This document is the 2019 Plan of Conservation and Development (POCD) for Hamden, Connecticut. The POCD was adopted by the Planning and Zoning Commission in order to:

- Guide the physical and economic development of Hamden.
- Promote the general welfare and prosperity of its people.



Resident input on key issues is presented in Section 1.2 and feedback on POCD strategies is presented in sidebars throughout this POCD.

Community Desires

From community input during the planning process, it became apparent that Hamden residents love their community and want to focus future efforts on:

- Maintaining a focus on neighborhoods and areas and promoting mixed-use, pedestrian-friendly focal points where appropriate.
- Addressing fiscal issues and promoting appropriate business and economic development.
- Being environmentally conscious.
- Enhancing character and quality of life.



Overall Theme Of Sustainability

In other words, Hamden wants to be a sustainable community that maintains the things that people love about the community, addresses aspects that people don't love about Hamden, and ensures the long-term stability of this place we call home.

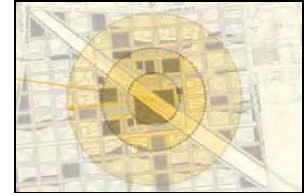
Based on research, investigation, surveys, input, and discussion during the process, the POCD is structured around the following interrelated themes of:

- Organizing Hamden
- Economic Growth And Development
- Environmental Sustainability
- Community Assets
- Implementation

These themes are described on the next page.

Organizing Hamden

Hamden has long been a community with a variety of neighborhoods, often with identifiable “focal points” or activity centers. The POCD intends that these neighborhoods, areas, and focal points continue to be a key organizational element in Hamden’s future.



Economic Growth And Development

Hamden will find it difficult to accomplish its goal of overall sustainability if it is not an economically sustainable and fiscally sustainable community. This Section of the POCD outlines strategies for Hamden to do that.



Environmental Sustainability

Hamden must, of course, also be an environmentally sustainable community with regard to reducing consumption of limited resources such as energy, reducing waste generation and greenhouse gas emissions, as well as respecting the overall environment and ecosystem.



Community Assets

Residents and businesses also want Hamden to be a sustainable community in terms of maintaining and enhancing the overall character and quality of life which makes Hamden such a special place.



Implementation

Implementation of POCD recommendations is the whole purpose behind the planning process. The planning process was conducted to identify strategies, policies, and action steps in order to:

- Meet community needs,
- Preserve community character, and
- Enhance the overall quality of life.



Each of the policy chapters of the Plan of Conservation and Development (POCD) contains one or more recommended strategies for the community. The strategies are “big picture” directions for Hamden.

Each strategy may also have two types of sub-components:

- Policies –*on-going* positions of the Town of Hamden about how to evaluate and act upon local issues.
- Action Steps –*discrete tasks* which can and should be undertaken to accomplish POCD strategies.

Proposed POCD For Public Hearing – July 2019 Draft

In order to provide some guidance with regard to application and implementation of the POCD, members of the Planning and Zoning Commission prioritized the recommendations in the POCD. The results are presented on the basis of a 10-point scale where the recommendation(s) which received the least support in 2019 are shown with a score of zero and the recommendation(s) which received the most support in 2019 are shown with a score of ten.

The top ten ***policies*** in the POCD are listed below. As described on page 15, policies are intended to be on-going positions of the Town of Hamden about how to evaluate and act upon local issues. The legend for “leaders” and “partners” is located on the inside back cover.

Policy	Section (Page)	Score	Leader	Partners
1. Promote appropriate economic development that will help provide net tax revenue, goods and services, and jobs to help meet community needs.	3.1.1 (26)	10.0	Econ.	Mayor LC PZC
2. Continue efforts to maintain and improve surface water quality and groundwater quality in Hamden.	4.3.1 (47)	10.0	Town	IWC PZC Etc.
3. ..., encourage Hamden residents and businesses to support local businesses [and] express appreciation to existing and new businesses and industries.	3.1.6 (26)	9.2	Econ.	Town
4. Seek to capitalize on economic development opportunities identified in the Market Evaluation report.	3.1.8 (26)	9.2	Econ.	Mayor LC Etc.
5. Promote the redevelopment of existing sites to new forms of economic development including mixed use, pedestrian-friendly, transit-oriented development in appropriate areas.	3.2.2 (33)	8.8	Econ.	PZC PZD LC
6. Continue to seek ways to increase revenue and manage spending.	3.3.2 (35)	8.4	Mayor	
7. Seek to increase the amount of non-tax revenue received by Hamden (State aid, payments in lieu of taxes by non-profit organizations, etc.).	3.3.3 (35)	8.4	Mayor	
8. Continue to work with Quinnipiac University to address the impacts associated with student behavior, especially related to off campus housing.	5.1.18 (61)	8.4	Mayor	Police PZC PZD
9. Continue to encourage housing types and densities that support neighborhoods and promote a walkable, pedestrian-friendly community with a sense of place.	5.2.1 (69)	8.4	PZC	PZD
10. Discourage or minimize elements that detract from community character (strip development, sprawl development).	2.2.3 (18)	8.0	PZC	PZD Econ.

Proposed POCD For Public Hearing – July 2019 Draft

Likewise, the top ten **action steps** in the POCD are listed below. As described on page 15, action steps are discrete tasks which can and should be undertaken to accomplish POCD strategies. The legend for “leaders” and “partners” is located on the inside back cover.

Action Step	Section (Page)	Score	Leader	Partners
1. Review the zoning map to enable and encourage the strengthening of economic opportunity areas (southern Dixwell Avenue, for example).	3.2.6 (33)	9.6	PZC	PZD Econ.
2. Undertake a planning process (like a charrette) to establish an overall vision for the Southern Dixwell Avenue corridor and the Highwood and Mather/Dixwell opportunity areas.	3.2.3 (33)	9.2	PZC	PZD Econ.
3. Review the “form-based” zoning regulations to ensure there is an appropriate balance between economic development and other community goals.	3.1.3 (26)	8.8	PZC	PZD Econ.
4. Revisit the zoning for industrial areas ... to evaluate which properties should be located in a manufacturing “M” zone, or in a “T” zone or other zone where it might help encourage the adaptation of older buildings (or sites containing older buildings) to new uses.	3.2.5 (33)	8.8	PZC	PZD Econ.
5. Update the Zoning Regulations (and Zoning Map) to implement strategies, policies, and action steps in the POCD while maintaining the form-based approach in order to focus on creating mixed use, pedestrian-friendly places with a “sense of place.”	6.1.4 (102)	8.8	PZC	PZD Econ.
6. Investigate ways to establish high speed internet access (enhanced broadband capacity) in Hamden for the benefit of businesses and residents.	5.6.14 (91)	7.6	Econ.	
7. Consider changing the Zoning Regulations to establish a Planned Development district approach (and performance criteria) as outlined in the POCD.	6.1.6 (102)	7.6	PZC	PZD Econ.
8. Undertake a planning process (like a charrette) to establish an overall vision for the Mount Carmel opportunity area and include CT-DOT, Quinnipiac University, residents, and businesses in the process.	3.2.4 (33)	7.2	PZC	PZD Econ.
9. Review and improve approaches for preparing for and responding to adverse events and climate change.	4.2.5 (41)	6.8	Fire Police PW	PZD
10. Develop strategies to protect and enhance Hamden’s tree canopy in order to reduce runoff volume, reduce erosion of soils and improve the water quality.	4.3.4 (47)	6.8	TC	PZD

1

INTRODUCTION

This document is the 2019 Plan of Conservation and Development (POCD) for Hamden, Connecticut. Section 8-23 of the Connecticut General Statutes requires that the Planning and Zoning Commission prepare and adopt a POCD at least once every ten years in order to:

- Establish goals, policies, and standards for the physical and economic development of Hamden.
- Show the Commission's recommendation for the most desirable use of land within Hamden for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in the various parts of the municipality.
- Promote the coordinated development of Hamden and the general welfare and prosperity of its people.

The POCD was prepared by the Planning and Zoning Commission with assistance from Town Staff and a planning consultant. The Commission employed community surveys to learn about issues important to residents. It also held several “listening sessions” on different topics to gather input from residents and local organizations.

Hamden has a history of preparing and adopting POCDs and these plans have:

- Influenced the current development patterns and land use regulations and in Hamden, and
- Helped guide the overall conservation and development of the community.

While the POCD is primarily an advisory document, it is intended to guide local boards and commissions, providing a framework for consistent decision-making with regard to conservation and development activities in Hamden over the next decade or so.

The Commission hopes that all Hamden residents, property owners, business owners, and community organizations will all join together to help implement this POCD and make Hamden an even better place in the future.

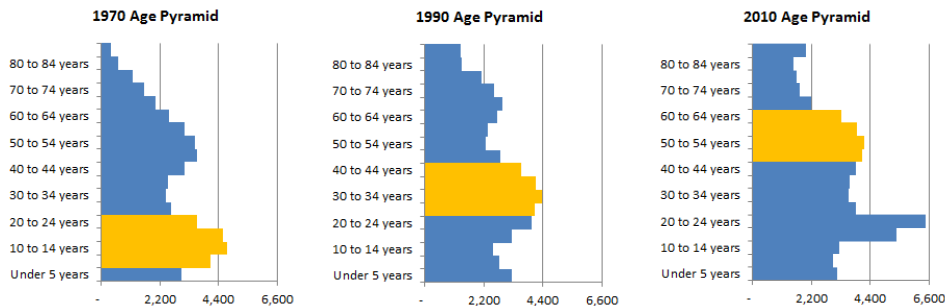
1.1 Conditions And Trends

Population / Demographics

Hamden’s population has been growing for over 200 years and is expected to continue to increase in the future. While the amount of change can only be estimated based on broad demographic trends, the fact that the age composition of Hamden will change in the future is essentially certain.

Hamden has historically attracted younger persons and families due to its convenient location, attractive character, housing diversity, and quality of life. Improvements in healthcare and lifestyles have resulted in people living longer, and this in turn means that there are more older residents than Hamden has historically seen.

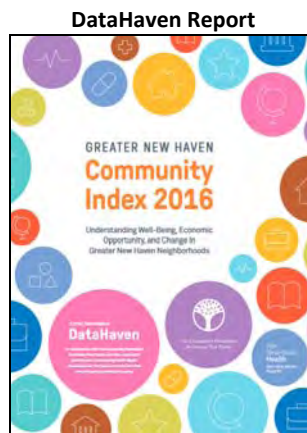
The following age composition charts show the number of people (by the width of the bar) in each 5-year age group from 1970 to 2010. People considered part of the “baby boom” (born between about 1945 and 1965) are shown in orange.



The 1970 age profile reveals two “bulges” – baby boomers (ages 5-25) and the parents of the baby boomers (ages 40-60). In 1990, the two “bulges” are still evident and about 20 years older. By 2010, a new “bulge” emerged for the 15-24 year age groups, possibly reflecting increased enrollment at Quinnipiac University.

A changing age composition is likely to alter demand for certain services and housing types. With the anticipated increase in the number of older residents in Hamden, greater demand can be anticipated for senior center usage, senior housing, “meals on wheels”, dial-a-ride, and other types of senior services.

Additional demographic and socio-economic information about Hamden and the Greater New Haven Region is available in a “Community Index” report prepared by DataHaven.



1790	1,422	
1800	1,482	
1810	1,716	
1820	1,687	
1830	1,666	
1840	1,797	
1850	2,164	
1860	2,725	
1870	3,028	
1880	3,408	
1890	3,882	
1900	4,662	
1910	5,850	
1920	8,611	
1930	19,020	
1940	23,373	
1950	29,715	
1960	41,056	
1970	49,357	
1980	51,071	
1990	52,434	
2000	56,913	
2010	60,960	
2016 (est.)	61,476	
2020	61,274	62,545
2030	63,074	66,758
2040	64,927	70,408

US Census data for 1870 to 2010. Projections by the Connecticut State Data Center (black) and Planimetrics (red) are based on a cohort survival model.

Housing Units

1960	12,185
1970	15,982
1980	19,265
1990	21,738
2000	23,464
2010	25,114

US Census. Data for 1970 to 2010 reflects number of units. Due to data availability, data for 1960 reflects number of households (occupied housing units).

Percent Single Family

Bethany	95%
Woodbridge	93%
Prospect	82%
North Haven	81%
Cheshire	78%
Wallingford	62%
State	59%
Hamden	57%
New Haven	20%

CERC, 2018

Percent Owner-Occupied

Woodbridge	92%
Bethany	90%
Cheshire	88%
Prospect	88%
North Haven	83%
Wallingford	74%
State	67%
Hamden	66%
New Haven	28%

CERC, 2018

Housing Occupancy

Woodbridge	3.04
Prospect	2.96
Cheshire	2.91
North Haven	2.86
Bethany	2.76
State	2.65
Hamden	2.63
New Haven	2.61
Wallingford	2.51

Computed from CERC, 2018

Housing

The American Community Survey (ACS), estimated Hamden had about 25,507 housing units in 2016. From 1990 to 2010, Hamden added an average of about 170 housing units per year. This is well below the growth rate in the 1960s and 1970s when Hamden was adding about 330 to 380 housing units per year (about 250 units per year were added in the 1980s).

Type of Units / Tenure of Units

According to data from the Connecticut Economic Resource Center (CERC), Hamden has a diverse housing stock containing single-family detached homes (about 57% of all housing units) and other types of housing (two-family, town-house, apartment, etc.). The percentage of single-family detached homes in Hamden is similar to the State average of 59%. According to CERC, about two-thirds of the housing units in Hamden (66%) are owner-occupied. This, too, is similar to the State average of 67%.

Housing Occupancy

As shown in the sidebar, Hamden has slightly fewer residents per housing unit than the state average and compared to nearby communities according to CERC.

Average household size (number of people in households and excluding group quarters) has been decreasing over time in Hamden and elsewhere due to a variety of socio-economic factors. Note that:

- About 65 percent of all Hamden housing units in 2010 were occupied by one or two people.
- The increase in housing units in Hamden between 1970 and 2010 coincided with an increase in one- and two-person households.

Average Household Size

1960	4.03
1970	3.09
1980	2.62
1990	2.40
2000	2.35
2010	2.37

US Census

Single-Family House

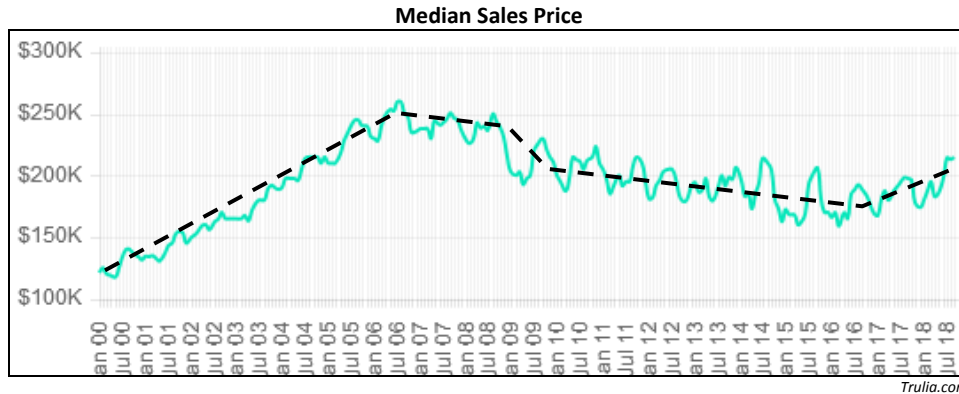


Multi-Family Building



Housing Values

With the exception of New Haven, the median sales price of housing in Hamden is considerably lower (and more affordable) than surrounding communities. This is partly a reflection of the diversity of the housing stock in Hamden. Although sales prices decreased after the housing peak around 2006, the median sales price has been trending up recently.



Median Sales Price	
Woodbridge	\$484,300
Bethany	\$343,500
Cheshire	\$330,600
North Haven	\$295,500
Prospect	\$295,300
State	\$269,300
Wallingford	\$264,800
Hamden	\$228,200
New Haven	\$190,700

CERC, 2018

Affordable Housing	
New Haven	31.9%
State	11.3%
Hamden	8.5%
North Haven	5.3%
Wallingford	4.2%
Cheshire	3.7%
Prospect	1.5%
Woodbridge	1.2%
Bethany	0.6%

CT-DOH, 2018

Housing Affordability

About 2,271 housing units in Hamden (9.04% of the housing stock) meet the statutory definition of “affordable housing” as follows:

- 937 governmentally-assisted units,
- 699 rental units occupied by households receiving tenant rental assistance,
- 486 ownership units where the households received government-subsidized mortgages (CHFA, USDA), and
- 149 units subject to deed restrictions limiting the rental rate or sales price to be affordable for a family earning 80% or less of the area median income, equivalent to an annual income of approximately \$64,750 for a family of three in 2019 (the number is subject to change each year).

The most recent affordable housing data can be found by [clicking here](#).

As provided in Section 8-30g of the Connecticut General Statutes, communities where less than 10 percent of the housing stock meets the above criteria are potentially vulnerable to the “affordable housing appeals procedure” where a qualifying affordable housing development may not need to comply with all of the zoning regulations.

Jobs In Hamden

1960	11,877
1970	16,579
1980	19,940
1990	20,730
2000	19,710
2010	19,507

CT Labor Dept.

Jobs In The Community

New Haven	82,120
Wallingford	28,164
Hamden	19,994
North Haven	18,009
Cheshire	15,950
Woodbridge	3,794
Prospect	2,041
Bethany	1,247

CERC, 2018

Jobs / Housing Balance

North Haven	2.02
Cheshire	1.50
New Haven	1.46
Wallingford	1.44
Woodbridge	1.22
Hamden	0.78
Prospect	0.60
Bethany	0.62

CERC, 2018

Economic / Fiscal

A local economy is important in terms of:

- Providing for jobs and income for people,
- Ensuring a range of goods and services is available, and
- Providing tax revenue to support local services.

Jobs / Income

According to the Connecticut Department of Labor, there were 19,994 jobs (annual average) located in Hamden in 2018. The number of jobs in Hamden has grown significantly since 1960. Hamden has a strong history as a place of invention and manufacturing and, over time, expanded to include retail businesses, offices, and other business operations.

While Hamden has almost 20,000 jobs located in the community, there are about 36,000 people in the labor force (working or seeking employment) and so Hamden relies on the region for jobs. Journey-to-work data from the Connecticut Economic Resource Center (CERC) indicates the following:

Place of Work Of People Who <u>Live</u> In Hamden	
New Haven	8,022
Hamden	3,710
North Haven	1,349
Bridgeport	1,136
Wallingford	946
Milford	925
West Haven	855

Place of Residence Of People Who <u>Work</u> In Hamden	
Hamden	3,710
New Haven	2,431
North Haven	869
West Haven	850
Wallingford	826
East Haven	656
Cheshire	539

CERC, 2018

Local Business



Goods And Services



Median household income (half the households earn more and half the households earn less) is one way to gauge the size or strength of the local economy. Median incomes in Hamden are similar to the statewide average but are lower than surrounding communities except for New Haven.

Tax Base

The value of taxable property in a municipality is important because it supports municipal budgets and services provided within the community.

The per capita tax base in Hamden is second lowest compared to surrounding communities. Moreover, according to the [Municipal Fiscal Indicators Report](#) issued by the State of Connecticut Office of Policy & Management, Hamden is ranked #148 out of the 169 municipalities in Connecticut in terms of per capita tax base. In other words, only 21 communities have a lower tax base on a per capita basis. A lower tax base means the tax rate must be higher to generate revenue to provide local services.

Surprisingly, Hamden does not receive proportional “intergovernmental revenue” (State aid) to help address the lower per capita tax base. Hamden is ranked #80 out of 169 municipalities in terms of the percentage of overall revenue which comes from intergovernmental sources.

This situation is also exacerbated by the fact that more than 15 percent of the property value in Hamden is considered tax exempt and so this requires a higher tax rate to provide services.

Median HH Income	
Woodbridge	\$136,786
Cheshire	\$108,559
Bethany	\$106,058
Prospect	\$103,659
North Haven	\$93,696
Wallingford	\$75,942
State	\$71,755
Hamden	\$71,665
New Haven	\$38,126

CERC, 2018

Per Capita Tax Base (ENGL)	
Woodbridge	\$185,140
North Haven	\$165,818
Bethany	\$151,247
Cheshire	\$141,880
Wallingford	\$138,705
Prospect	\$124,338
Hamden	\$91,256
New Haven	\$74,833

OPM, PFSC

Percent Business Tax Base	
New Haven	39.4%
North Haven	22.2%
Wallingford	19.2%
Hamden	19.1%
State	17.0%
Cheshire	14.0%
Prospect	6.8%
Woodbridge	6.6%
Bethany	5.5%

OPM, PFSC

1.2 Community Issues / Concerns

Early in the planning process, several exercises were conducted in order to identify major issues important to the community:

- A telephone survey of a small sample of Hamden residents,
- An on-line survey of members of local boards and commissions,
- An on-line survey of Town department heads, and
- In-person interviews with a variety of people.

Telephone Survey - A telephone survey of 100 randomly selected Hamden residents age 18 and older was conducted in September 2018 in order to learn about issues which were “top of mind” in the community. Participants were asked, in an open-ended format, what they liked most and least about living in Hamden today:

Like Most	Like Least
<ul style="list-style-type: none"> • Location (35%) • Character / Atmosphere (31%) • Facilities / Services (13%) • Other (11%) • Nothing / Don't Know (10%) 	<ul style="list-style-type: none"> • Fiscal / Economic (51%) • Changing Character / Safety (10%) • Facilities / Services / Roads (11%) • Other (9%) • Nothing / Don't Know (19%)

Participants were asked, in an open-ended format, what they felt was the most important issues facing Hamden today and what would be the one thing they would change about Hamden if they could:

Most Important Issue Today	One Thing They Would Change
<ul style="list-style-type: none"> • Budget / Taxes (46%) • Facilities / Services (15%) • Economic Development (5%) • Other (18%) • Nothing / Don't Know (16%) 	<ul style="list-style-type: none"> • Budget / Taxes (32%) • Economic Development (6%) • Facilities / Services / Roads (12%) • Character / Safety (10%) • Other (18%) • Nothing / Don't Know (22%)

Board / Commission Survey - An on-line survey was distributed to members of local boards and commissions in order to learn about issues important to them. The responses are listed alphabetically. Participants were asked what they liked most and least about living in Hamden today:

Like Most	Like Least
<ul style="list-style-type: none"> • Character • Community Diversity • Community Facilities / Activities • Open Space • Overall Structure • Uncategorized 	<ul style="list-style-type: none"> • Properties not maintained / improved • Taxes / fiscal • Threats To Character • Town / Gown Issues • Unclassified

Participants were also asked what they would like to encourage and discourage in Hamden in the future:

Encourage	Discourage
<ul style="list-style-type: none"> • Beautification / Maintenance • Development / Economic Development • Fiscal Solutions • Infrastructure • Sustainability • Town / Gown Issues • Unclassified 	<ul style="list-style-type: none"> • Haphazard Development • Increased Taxes / Overspending • Threats To Character • Town / Gown Issues • Unclassified

Participants were asked, in an open-ended format, what they saw as the greatest challenge or need:

Greatest Challenge Or Need
<ul style="list-style-type: none"> • Address Blight / Improve Neighborhoods • Reduce Tax Burden • Maintain Property Values • Solving Town / Gown Issues • Unclassified

Summary

Overall, the various surveys and other exercises seemed to indicate that Hamden residents had the following key issues and concerns:

- Anxiety / stress about the fiscal situation in Hamden and what that will mean in the future (both for property owners who may end up paying higher taxes and municipal departments who will be asked to do the same or more with fewer staff and/or less money).
- Discomfort about the changing nature of the real estate market in Hamden (more business and housing vacancies than previously) and the changing character of the community (different stores and less property maintenance) since it is different than what people have historically been used to or expect.
- Concern as to whether the “form-based” approach used in the current Zoning Regulations should be the *only* land use tool used in Hamden, whether the appropriate T-zone designation is used in each area (recalibrate zoning to “5-minute walk circles”), whether the approval process could be simplified and whether the overall approach could be improved.
- Concern over the impact on residential neighborhoods from off campus housing being rented by students at Quinnipiac University.
- Growing awareness of climate change and sustainability and whether Hamden has incorporated policies to address these issues.

Sustainability Explored

Wikipedia explains sustainability as “the process of maintaining change in a balanced environment, in which the exploitation of resources, the direction of investments, the orientation of technological development and institutional change are all in harmony and enhance both current and future potential to meet human needs and aspirations.”

According to the World Commission on Environment and Development, sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Wikipedia also observes that sustainability can be defined as “a socio-ecological process characterized by the pursuit of a common ideal. An ideal is by definition unattainable in a given time and space. However, by persistently and dynamically approaching it, the process results in a sustainable system.”

1.3 Overall POCD Approach

From community input during the planning process, it became apparent that Hamden wants to:

- Maintain a focus on neighborhoods and areas.
- Promote mixed-use, pedestrian-friendly focal points where appropriate.
- Promote appropriate business and economic development.
- Address fiscal issues.
- Be environmentally conscious.
- Enhance character and quality of life.
- Guide development.

Upon reflection, it was felt that all of these elements reflected an overall desire on the part of the community to be a “sustainable” community with regard to being:

- Organized sustainably in terms of maintaining the focus on neighborhoods and being known as a walkable, mixed-use, pedestrian-friendly community,
- Economically sustainable in terms of jobs, goods and services , and fiscally sustainable in terms of revenues and expenditures to provide community services and facilities.
- Environmentally sustainable in terms of overall environmental health and issues related to climate change, and
- A sustainable community which provides for the maintenance and enhancement of community features and amenities which are important to current and future residents.

As a result, the POCD was arranged around the themes of:

- Organizing Hamden
- Economic Growth And Development
- Environmental Sustainability
- Community Assets
- Implementation

Community Survey



As the POCD strategies were being formulated, a random sample telephone survey was conducted asking 300 randomly selected Hamden households to provide feedback related to a variety of POCD strategies. Those results are reported in sidebars throughout the POCD and can be identified by the icon shown above.

Each of the policy chapters of the Plan of Conservation and Development (POCD) contains one or more recommended strategies for the community. The strategies are “big picture” directions for Hamden.

Each strategy may also have two types of sub-components:

- Policies – Policies are intended to be *on-going* positions of the Town of Hamden about how to evaluate and act upon local issues. Policies do not lend themselves to measurement or recognition as being complete.
- Action Steps – Action steps are *discrete tasks* which can and should be undertaken to accomplish POCD strategies. Action steps can be measured and recognized as being complete. The Commission anticipates that additional action steps will be identified over time by the Town of Hamden to help implement recommended strategies.

Each policy and action step has a “priority” designation (see sidebar) which can be used to consider the relative weight or merit in the event that two or more policies or action steps are under consideration. In addition, each policy and action step identifies a “leader” and may identify one or more “partners” to assist with implementation.

The legend explaining the acronyms used to identify leaders and partners is located on the inside back cover for ease of reference.

POCD Priority

In order to provide some guidance with regard to application and implementation of the POCD, members of the Planning and Zoning Commission prioritized the recommendations in the POCD.

Participants were given a set number of different colored dots representing four different priority levels.

The exercises were mailed back to the consultant and tabulated in a spreadsheet. The raw results were then normalized over a ten-point scale where the lowest priority received one point and the highest priority received ten points.

These priority designations could be used to consider the relative weight or merit in the event that two or more policies or action steps are under consideration.

STRATEGY

GOAL

Policy (denoted by black text)

Action Step (denoted by red text)

4.1 Become More Sustainable

Strive to become a more sustainable community.

For the POCD, sustainability relates to being efficient and economical in our use of resources using approaches that are economically viable, of social benefit, and environmentally responsible.

Considerations as part of an overall approach to sustainability include:

- Reducing energy consumption,
- Reducing water consumption,
- Reducing waste generation,
- Reducing greenhouse gas emissions, and
- Integrating sustainability concepts into community actions.

The Energy Use and Climate Change Commission (EUCC) is developing a long-range plan that will include energy grids and other infrastructure proposals that would affect the Town and taxpayers in terms of climate change and economic growth. Once completed, the key elements of this plan should be considered for inclusion in the POCD.

Strategies To Become More Sustainable

	Leader	Partner
1. Continue to promote transit-oriented and pedestrian friendly areas to reduce energy utilization.		
2. Continue to promote efforts by the Town and residents / businesses to:		EUCC
a. reduce energy use / enhance energy efficiency,		
b. consider life-cycle costing,		
c. promote "greener" buildings / vehicles,		
d. provide for alternative approaches (fuel cell, microgrids, etc.),		
e. increase use of renewable energy sources (solar, wind, electric car charging stations, etc.) and		
f. address other energy sustainability issues.		
3. Promote use of alternative energy sources, including solar and wind.		
4. Continue to participate in and promote programs such as "Energize Hamden" and "Solarize CT".		
5. Once the long-range "energy plan" has been prepared, consider including the key elements of this plan in the POCD.		

(continued on next page)

31

SURVEY RESULTS

Hamden should do more to be a leader in terms of promoting energy efficiency and water conservation.

Strongly Agree	31%
Agree	58%
Disagree	4%
Strongly Disagree	2%
Don't know	2%

I feel that climate change is becoming an issue which is affecting Hamden.

Strongly Agree	34%
Agree	42%
Disagree	22%
Strongly Disagree	8%
Don't know	6%

2

ORGANIZING HAMDEN

Recognition

In 2016, Hamden was ranked 38th in Money Magazine's "Best Places to Live."

In 2012, Hamden ranked #53 in the CNN / Money list of "America's Best Small Cities."

In 2008, Fortune Magazine and CNN / Money picked Hamden as #33 on their "Best Place to Live and Launch" list, citing Hamden's great blend of urban and suburban lifestyles.

A key over-arching element of the POCD is to maintain and promote the overall structure of Hamden as a community with a variety of neighborhoods, often with identifiable "focal points" or activity centers. The POCD intends that these neighborhoods, areas, and focal points continue to be a key organizational element in Hamden's future.

Hamden will be a more sustainable community (economically, fiscally, environmentally, and socially) by continuing its overall organizational framework of identifiable neighborhoods and pedestrian-friendly focal points in appropriate locations.

2.1 Maintain A Neighborhood Focus

Maintain a focus on the neighborhoods and areas that make Hamden a strong community.

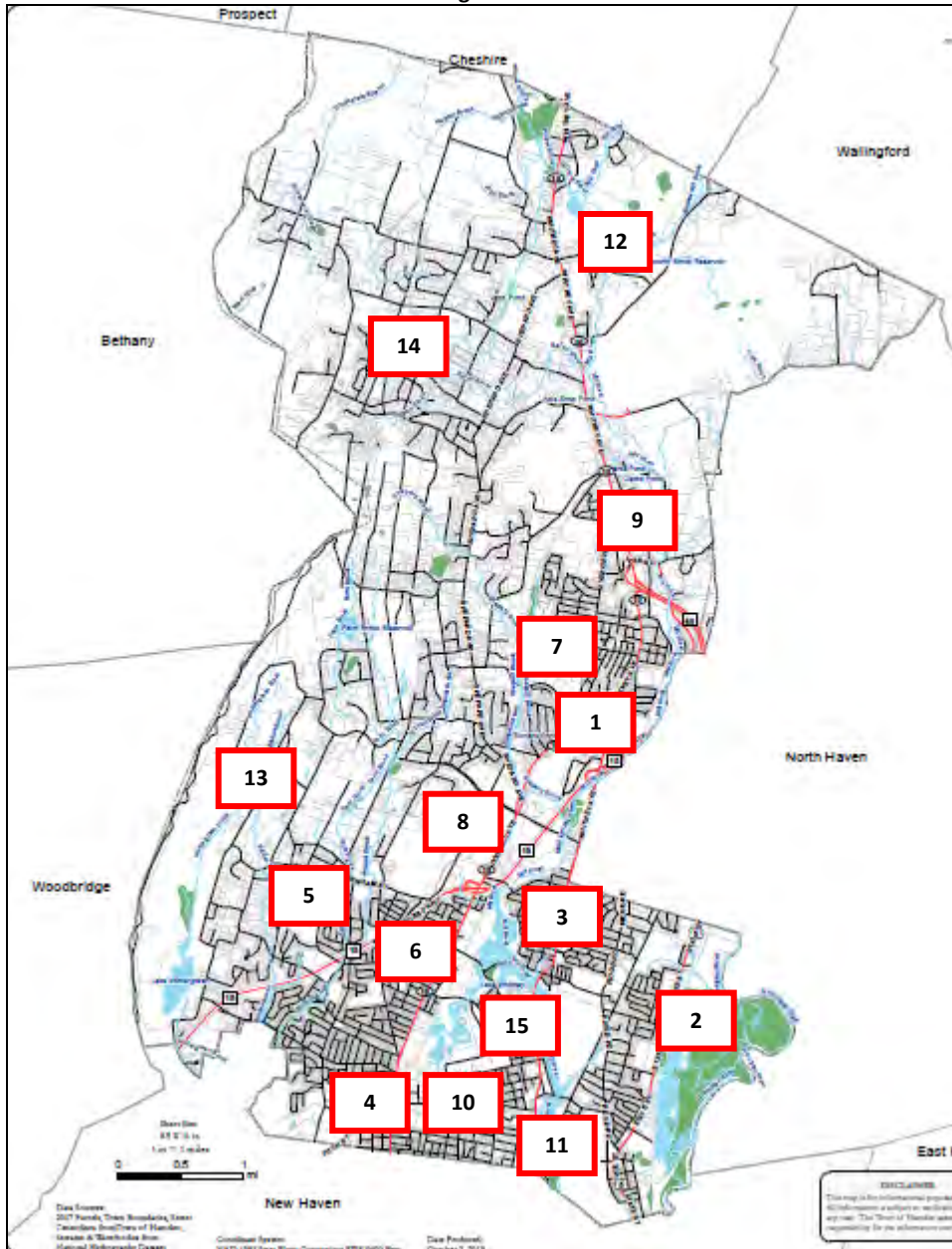
The various neighborhoods in Hamden are generally loved by the residents who live within them and are regularly cited as one of the main reasons why people move to Hamden.

These neighborhoods enhance Hamden's "sense of place" and studies have shown that "sense of place" improves property values and economic activity. People respond positively to areas where they feel they are part of something bigger than themselves.

Hamden intends to continue to recognize each of the neighborhoods and encourage their efforts to maintain their uniqueness and identity within the overall framework of what is good for Hamden as a whole. This will help Hamden be a stronger and more sustainable community in the future.

The map on the facing page identifies the general location of different neighborhoods and areas in Hamden.

Generalized Neighborhood Locations



Index of Neighborhoods

1. Centerville
2. East Side
3. Spring Glen
4. Highwood
5. Dunbar Hill
6. Greater Hamden Plains
7. Hamden Hills
8. Mix Avenue
9. Mount Carmel
10. Newhall
11. North Edgehill
12. Sleeping Giant
13. West Rock
14. West Woods
15. Whitneyville

Strategies To Maintain A Neighborhood Focus

	Priority	Leader	Partners
1. Continue to support the diverse neighborhoods within Hamden.	7.6	Town	
2. Support establishment of “gateway” features that support and reinforce the image of Hamden as a “community of neighborhoods.”	6.0	Town	

See inside back cover for legend



Hamden should promote walkable, pedestrian-friendly nodes or focal points in each of its neighborhoods ...

Strongly Agree	28%
Agree	48%
Disagree	20%
Strongly Disagree	3%
Don't know	2%

Hamden should promote neighborhood centers as part of its overall approach for the future ...

Strongly Agree	20%
Agree	50%
Disagree	21%
Strongly Disagree	3%
Don't know	5%

I would walk more if there were more destinations close to my home ...

Strongly Agree	17%
Agree	39%
Disagree	36%
Strongly Disagree	6%
Don't know	3%

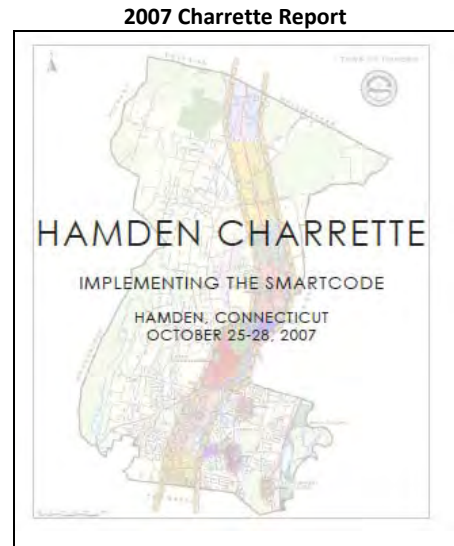
2.2 Promote Neighborhood / Community Centers

Promote mixed-use, pedestrian-friendly centers in appropriate locations.

Hamden wants to maintain, create, and enhance neighborhood and community centers at appropriate locations within the community. These neighborhood and community centers are a distinguishing element of Hamden today and an important component of Hamden’s vision for its future.

As has been its approach for some time, Hamden will continue to focus on promoting and encouraging mixed use, pedestrian-friendly, transit-oriented development in appropriate areas within Hamden.

The 2007 Charrette process and the resulting “form-based” zoning regulations effective in 2010 were part of the long-term efforts to continue this approach of promoting focal points in the community to contribute to and enhance Hamden’s overall structure and “sense of place.”

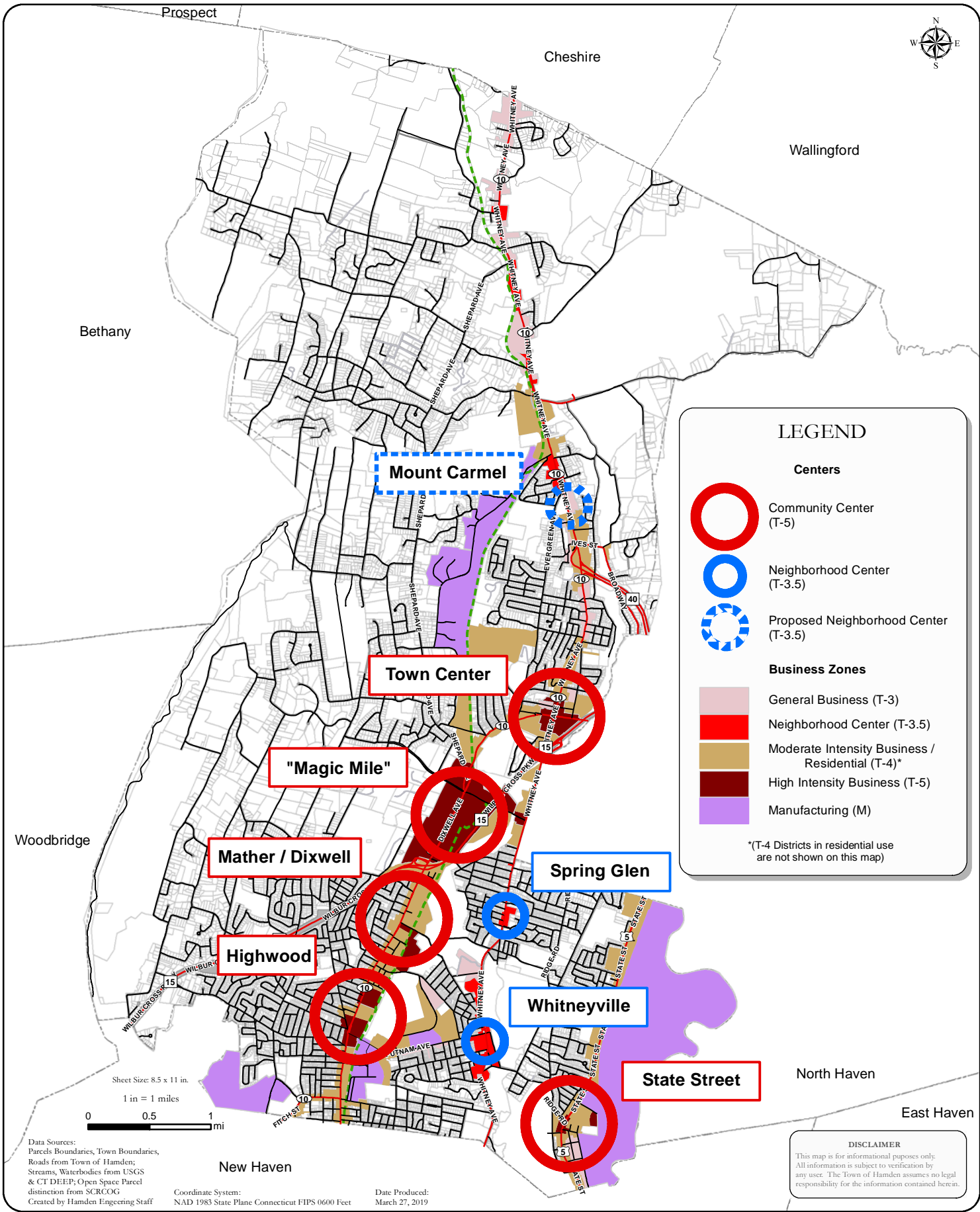


The map on the facing page identifies existing and proposed locations of neighborhood and community centers in Hamden.

Strategies To Promote Focal Points

	Priority	Leader	Partners
1. Seek to retain, establish and strengthen neighborhood and community centers at appropriate places in Hamden.	7.6	PZC	PZD Econ.
2. Continue to promote and encourage mixed use, pedestrian-friendly, transit-oriented development in appropriate areas within Hamden.	6.4	PZC	PZD Econ.
3. Discourage or minimize elements that detract from community character (strip development, sprawl development).	8.0	PZC	PZD Econ.
4. Support establishment of “gateway” features for community focal points.	4.8	Town	

See inside back cover for legend



Plan of Conservation & Development

Community Structure: T-3.5 & T-5 Nodes

Town of Hamden, CT

3

ECONOMIC GROWTH AND DEVELOPMENT

Hamden will find it difficult to accomplish its goal of overall sustainability if it is not an economically sustainable and fiscally sustainable community. This Section of the POCD outlines strategies for Hamden to do that.

3.1 Promote Business / Economic Development

Promote appropriate economic development to provide net tax revenue, goods and services, and jobs to help meet community needs.

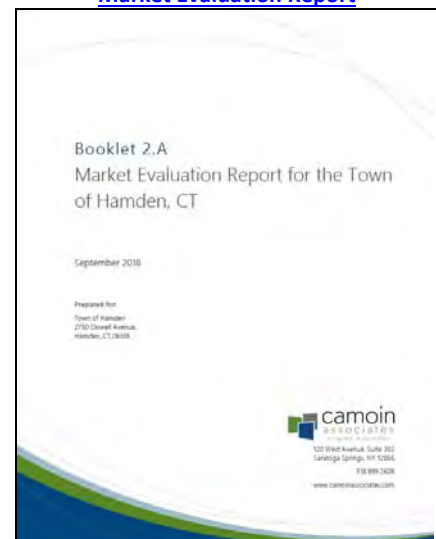
For Hamden, this POCD is primarily interested in:

- Increasing the tax base by attracting new economic development and increasing local property values,
- Increasing revenues by increasing net tax revenue (where tax revenues exceed the cost of services provided) and increasing non-tax sources of revenue,
- Providing good paying jobs / income for people,
- Providing goods and services for people and/or businesses, and
- Being efficient and economical in local spending.

To help understand the local economy, a market evaluation was prepared in 2018 by Camoin Associates of Saratoga Springs, NY.

That report along with its appendices is hereby incorporated by reference in this POCD. The highlights are presented on the facing page.

[Market Evaluation Report](#)



Highlights Of The 2018 Market Evaluation

Market Trends - Overall

- The major drivers in the local economy are education, health care, and retail trade.

Market Trends - Retail, Food, And Services

- The local economy is well served but the retail market is enduring national disruption from on-line retail and other delivery methods.
- Based on local spending patterns, there may be growth potential for:
 - Restaurants/other eating places
 - General merchandise stores (such as dollar variety stores, etc.),
 - Electronics and appliance stores

Market Trends - Office

- Low vacancy and limited new demand are anticipated.

Market Trends - Residential

- Rental market is very strong
- Ownership market has been flat due to increasing anxiety among home-owners and homebuyers over taxes, safety, and schools.
- New residents are attracted by Hamden's great neighborhoods, diverse communities, access to amenities, and proximity to New Haven.
- Future high-growth segments are expected to include:
 - 35 to 44 (young metro-renters) and
 - 65 to 74 age groups (active seniors).

Opportunities For Consideration

1. Create a "place" shared by students and residents so that Quinnipiac University can attract students looking for amenities and experiences that a mixed-use downtown environment offers.
2. Reinvest in the neighborhoods in the southern part of Hamden (land assembly, improvement loans, redevelopment, etc.) to improve the quality of housing and commercial properties.
3. Invest in broadband infrastructure
4. Focus on "placemaking" in order to provide lifestyle and quality of place amenities that help attract and retain skilled and knowledgeable workers.
5. Strengthen economic networks and connections.
6. Address uncertainty and anxiety over local and regional changes with stronger communications to educate, inform, and engage residents.



Which of the following statements best reflect your thoughts about economic development in Hamden?

Hamden should do more to attract new economic development	56%
Hamden should keep doing what it is doing in terms of attracting new stores, offices, industries and other forms of economic development	32%
Hamden has enough economic development and doesn't need to do more	8%
Don't Know	4%

Which of the following economic development purposes should Hamden focus on the most?

Providing net tax revenue to fund local services	39%
Providing more jobs in Hamden	38%
Making more goods and services available	17%
Don't Know	6%

The Town maintains an active Department of Economic and Neighborhood Development and this is central to maintaining and supporting existing businesses and attracting new economic development to Hamden. The work of the Department is complemented by:

- The Economic Development Commission,
- The Hamden Economic Development Corporation (an affiliated but independent entity that assists with redevelopment initiatives), and
- Numerous partnerships with local, regional, and national organizations interested in the economic development of Hamden and the region.

Some of the programs offered by the Department include:

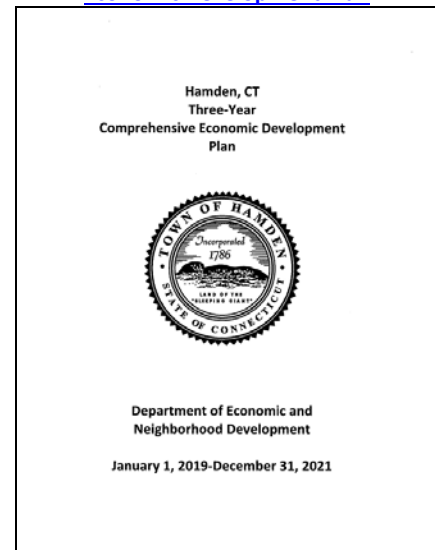
- Tax abatements for certain types of activities both town-wide and in:
 - the Enterprise Zone in the Highwood neighborhood,
 - the Railroad Depot Zone in the State Street area, and
 - the State Street Neighborhood Revitalization Zone.
- Predevelopment cost fund,
- Assistance to small businesses including grants and loans and a Business Assistance Center,
- Infrastructure and redevelopment assistance, including strategies for addressing brownfield properties through the Hamden Economic Development Corporation,
- Strategic support of key segments (“clusters”) of the local economy,
- Workforce development strategies, including the Urban Jobs program,
- Marketing strategies, and
- Ombudsman to local businesses and developers.

The Department of Economic and Neighborhood Development is very much in tune with the economic opportunities available to Hamden and strategies to promote economic development. The Department’s Economic Development Plan (summarized on the next two pages) is hereby incorporated into the POCD.

Additional information is available on the website at <http://hamden-ct.com>.

The map on page 25 is intended to show the location of different business zoning districts in Hamden.

[Economic Development Plan](#)



Since the current “form-based” zoning regulations can present impediments to some types of economic development, the regulations should be reviewed and refined to ensure there is an appropriate balance between all community goals. This is further discussed in Chapter 6 – Implementation.

Economic Development Plan - Summary

Hamden’s economic development strategy prepared by the Department of Economic and Neighborhood Development in 2019 is focused on the following four major strategies.

A. Business Development And Business Incentives

1. Continue providing incentives to businesses considering locating to Town or expanding at their current Hamden location.
2. Take steps to initiate and then promote and manage the federal Qualified Opportunity Zones (QOZ) program for the Highwood Neighborhood (Census Tract 1655).
3. Support and implement the long-range plan developed by the Energy Use & Climate Change Commission (EUCC) to help reduce costs for tax payers and reduce the carbon footprint town-wide.
4. Continue facade improvement and signage programs (funded by CDBG Program).

B. Infrastructure And Redevelopment

1. Continue to use the Hamden Economic Development Corporation (HEDC) to support the redevelopment of “brownfield” sites and other challenging properties.
2. Continue the Pre-Development Fund.
3. Seek to establish high-speed broadband (fiber) for internet access for all of Hamden residents and businesses.
4. Invest in extending sewer infrastructure for economic development and, with GNHWPCA, explore extension of the sewer line north on Whitney Avenue from Westwoods Road to Brooksvale Avenue.
5. Investigate establishing a clean energy grid in key public and commercial areas to provide energy savings, improve resiliency, and promote alternative energy sources.
6. Participate in the SustainableCT program and assist in the completion of key elements.

(continued on next page)



In three words or less, what economic sustainability issue do you feel the Town should look at the most?

Taxes/mill rate	25%
Don't Know	22%
Other	17%
Business dev.	12%
Jobs/employment	6%
Redevelopment	5%
School system	4%
Infrastructure	3%
Budget /spending	2%
Afford. housing	2%
Green energy	1%
Attract families	1%
Pensions	1%
Residential dev.	1%

Importance Of Jobs

The 2018 Community Well-being Survey conducted by DataHaven highlighted two things based on interviews with 292 Hamden residents and over 16,000 people in the region:

- Hamden is a good place to live, and
- Good jobs are important to Hamden residents.

The survey showed that Hamden residents have a strong sense of overall satisfaction with their lives and their community.

However, the survey also showed that lower income persons and families face struggles meeting their daily needs. Overall, according to the New Haven Independent, the survey results suggest that more and better jobs in town will let more people in on what's good about living in Hamden.

Regional Assets

Hamden's economy is benefitted by regional amenities and services such as Tweed-New Haven Airport.

The POCD supports expansion of airline service at the airport to help support growth of local and the regional economies.

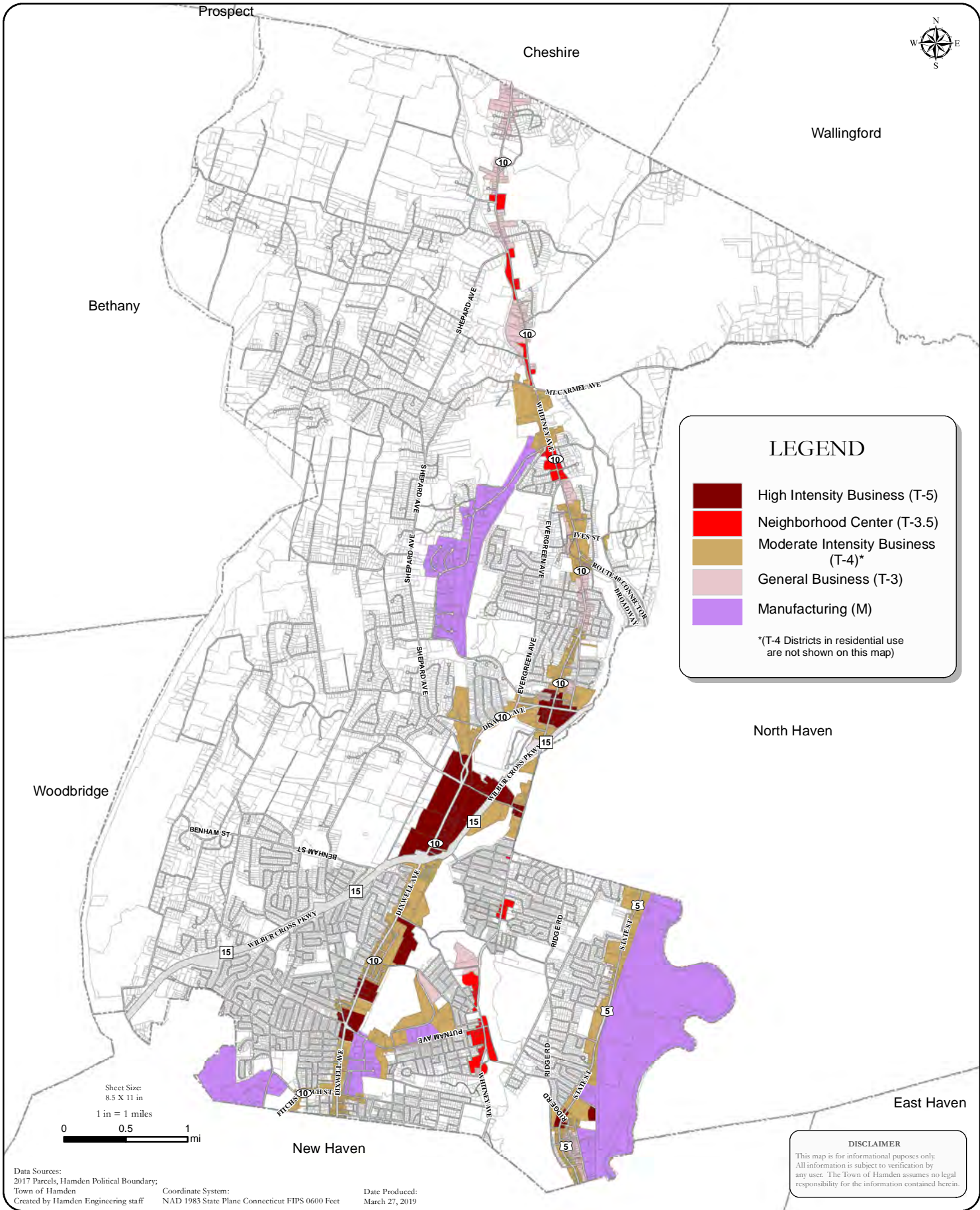
Economic Development Plan Summary (cont.)

C. Business Retention And Expansion

1. Continue the Business Assistance Center (BAC) to help small businesses with business planning and other technical needs.
2. Support specialized training initiatives through the Hamden Workforce Cluster and other related workforce readiness programming.
3. Continue to support "clusters" that support the Hamden economy:
 - a. Healthcare
 - b. Manufacturing
 - c. Retail
 - d. Real estate
 - e. Workforce development
 - f. Financial services / insurance
 - g. Creative industries
 - h. Green / energy industries
 - i. Home-based businesses
4. Promote training and education in the public school system to link business to potential employees and expand job opportunities.
5. Assist retiring owners and legacy businesses transition to new ownership / investment in Hamden.

D. Planning, Marketing And Technology

1. Continue recruitment of new developers, investors and businesses.
2. Continue to upgrade the Hamden Economic And Neighborhood Development website to become more interactive and proactive.
3. Maintain a Town database of available properties and resources.
4. Continue to study ways to maintain and improve the viability of commercial districts.
 - a. Town Center development plan
 - b. Northern Hamden commercial district
 - c. "Magic Mile" retail committee
 - d. Study of entertainment and cultural enhancement districts
 - e. Quality development of the Farmington Canal line
 - f. Continued study and planning for the State Street and Highwood commercial corridor
 - g. Business cluster groups
5. Implement the Town's Opportunity Zone in Highwood (Census Tract 1655).
6. Develop strategy for tax increment finance (TIF) district(s).



LEGEND

- High Intensity Business (T-5)
- Neighborhood Center (T-3.5)
- Moderate Intensity Business (T-4)*
- General Business (T-3)
- Manufacturing (M)

* (T-4 Districts in residential use are not shown on this map)

Data Sources:
 2017 Parcels, Hamden Political Boundary;
 Town of Hamden
 Created by Hamden Engineering staff

Coordinate System:
 NAD 1983 State Plane Connecticut FIPS 0600 Feet

Date Produced:
 March 27, 2019

DISCLAIMER
 This map is for informational purposes only.
 All information is subject to verification by
 any user. The Town of Hamden assumes no legal
 responsibility for the information contained herein.



Plan of Conservation & Development
Existing Business Zones
 Town of Hamden, CT

Strategies To Promote Business / Economic Development

	Priority	Leader	Partners
1. Promote appropriate economic development that will help provide net tax revenue, goods and services, and jobs to help meet community needs.	10.0	Econ.	Mayor LC PZC
2. Guide economic development in ways and locations (such as neighborhood and community centers) that will support desired overall community structure and enhance sense of place.	7.6	PZC	PZD Econ.
3. Review the “form-based” zoning regulations to ensure there is an appropriate balance between economic development and other community goals.	8.8	PZC	PZD Econ.
4. Maintain the technical capacity of the Town to provide assistance to local businesses.	4.8	Mayor	Econ.
5. Continue to provide a comprehensive economic development incentive and support program to stimulate the expansion of existing businesses and attract new enterprises to Hamden.	8.0	Mayor	Econ. LC
6. In order to help retain local existing businesses: a. Support local businesses and industries to thrive and grow in Hamden. b. Encourage Hamden residents and businesses to support local businesses c. Express appreciation to existing and new businesses and industries.	9.2	Econ.	Town
7. Attract new businesses by: a. Continuing programs and incentives to encourage new economic development in Hamden. b. Providing supportive services and programs.	7.6	Econ.	Town
8. Seek to capitalize on economic development opportunities identified in the Market Evaluation report: a. Create a “place” shared by students and residents so that Quinnipiac University can attract students looking for amenities and experiences that a mixed-use downtown environment offers. b. Reinvest in the neighborhoods in the southern part of Hamden (land assembly, improvement loans, redevelopment, etc.) to improve the quality of housing and commercial properties. c. Invest in broadband infrastructure d. Focus on “placemaking” in order to provide lifestyle / quality of place amenities that help attract and retain skilled and knowledgeable workers. e. Strengthen economic networks and connections. f. Address uncertainty and anxiety over local and regional changes with stronger communications to educate, inform, and engage residents.	9.2	Econ.	Mayor LC PZC PZD Tech.

See inside back cover for legend

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Strategies To Promote Business / Economic Development (continued)

	Priority	Leader	Partners
9. Continue to implement the “Business Development And Business Incentives” components of the Economic Development Plan.	4.8	Econ.	Mayor LC
10. Continue to implement the “Infrastructure And Redevelopment” components of the Economic Development Plan.	4.8	Econ.	Mayor LC
11. Continue to implement the “Business Retention And Expansion” components of the Economic Development Plan.	4.8	Econ.	Mayor
12. Continue to implement the “Planning, Marketing And Technology” components of the Economic Development Plan.	3.6	Econ.	Mayor
13. Promote job training appropriate to business clusters and other local and regional needs, such as training for services to the elderly.	3.6	Econ.	
14. Continue to work with local, regional, and state organizations to promote economic development in Hamden.	4.4	Econ.	Mayor
15. Promote property redevelopment (including consolidation of properties to enhance redevelopment and public / private partnerships) and use of available tools (including CGS Chapter 132) as appropriate.	8.0	Econ.	Mayor
16. When and where appropriate, consider the use of “tax increment financing” (TIF) to fund public improvements which will support economic development.	6.0	Econ.	Mayor LC
17. Maintain the Hamden Business Incubator (and similar co-working or support spaces) where businesses can grow and evolve.	4.8	Econ.	Mayor
18. Maintain appropriate home based business regulations that reflect job situations, while maintaining the health, safety and welfare of residential neighborhoods.	4.4	PZC	PZD Econ.

See inside back cover for legend

More Than Industry

During the process of preparing this POCD, there was recognition that Hamden’s economy benefits from a wide variety of assets and amenities that attract people to Hamden and help support local businesses. These can include:

- Farmington Canal Trail
- Parks and other open spaces
- Local events
- Natural resources’
- Recreational activities



To expand the tax base, Hamden should allow denser development along major road corridors such as Whitney Avenue, Dixwell Avenue, and State Street ...

Strongly Agree	19%
Agree	45%
Disagree	23%
Strongly Disagree	9%
Don't know	4%

Hamden Town Center



3.2 Promote Economic Opportunity Areas

Encourage appropriate development of opportunity sites.

Hamden has a number of economic opportunity areas in which appropriate economic development should be encouraged and promoted. The areas are described below. It should be noted that the redevelopment of existing sites to mixed use, pedestrian-friendly, transit-oriented development will also help accomplish the “sustainable structure” recommendations in Chapter 2.

Hamden Town Center

Hamden Town Center is a major community focal point. The continued evolution of this area as a major center with a mixed use, pedestrian-friendly character should be encouraged and promoted.

1. Allow and encourage higher density in T-5 Zone in the Town Center.
2. Ensure that a pedestrian-friendly streetscape as well as pedestrian mobility, accessibility and improvements are primary considerations in the Town Center.
3. Regularly review traffic operations to maintain as high a “level of service” as possible while providing the pedestrian-friendly environment desired.
4. Advocate with CT-DOT for solving vehicular and pedestrian issues at the Whitney / Dixwell intersection.
5. Seek to enhance awareness of the amount of parking available and improve the signage directing people to parking.
6. Link the Whitney / Dixwell intersection to Town Center Park.



Southern Dixwell Avenue

Southern Dixwell Avenue (the area between New Haven and the Wilbur Cross Parkway) first developed into a retail area during the early 1900s to serve the adjacent neighborhoods. Southern Dixwell Avenue contains some key nodes / opportunity areas at:

- Putnam Avenue, and
- Mather Street.

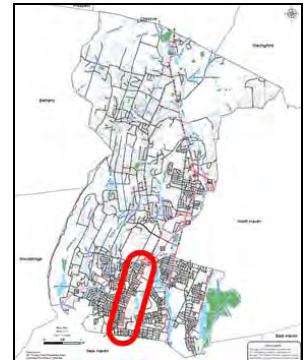
1. Undertake a planning process (like a charrette) to establish an overall vision for the Southern Dixwell Avenue corridor and the Highwood and Mather/Dixwell opportunity areas.
2. Revisit the zoning districts along this corridor to ensure they encourage appropriate future development / redevelopment.
3. Allow and encourage higher density in T-5 Zones.
4. Encourage the continued adaptation on southern Dixwell Avenue to meet community and neighborhood needs.
5. Ensure that a pedestrian-friendly streetscape as well as pedestrian mobility, accessibility and improvements are primary considerations in this area.
6. Support the use of Tax Increment Financing (TIF) to finance public infrastructure improvements, if appropriate.



Hamden should continue to encourage development and redevelopment of southern Dixwell Avenue near New Haven ...

Strongly Agree	38%
Agree	48%
Disagree	9%
Strongly Disagree	3%
Don't know	1%

Southern Dixwell Avenue



Southern Dixwell Avenue



SURVEY RESULTS

Hamden should continue to encourage development and redevelopment of the "Magic Mile" retail area on middle Dixwell Avenue ...

Strongly Agree	31%
Agree	54%
Disagree	7%
Strongly Disagree	3%
Don't know	5%

Middle Dixwell Avenue



Middle Dixwell Avenue ("Magic Mile")

The middle portion of Dixwell Avenue evolved after World War II into a regional retail area. Over the long term, this area can either remain as a retail shopping area or evolve, at greater intensity, into a mixed use, pedestrian-friendly location.

1. Allow and encourage higher density in T-5 Zones.
2. Ensure that a pedestrian-friendly streetscape as well as pedestrian mobility, accessibility and improvements are primary considerations.
3. Encourage a stairway connection from Dixwell Avenue to Mix Avenue.
4. Recognize that existing property ownership expectations (as well as financing and tenant obligations) will extend the timeframe for visible changes in this area.



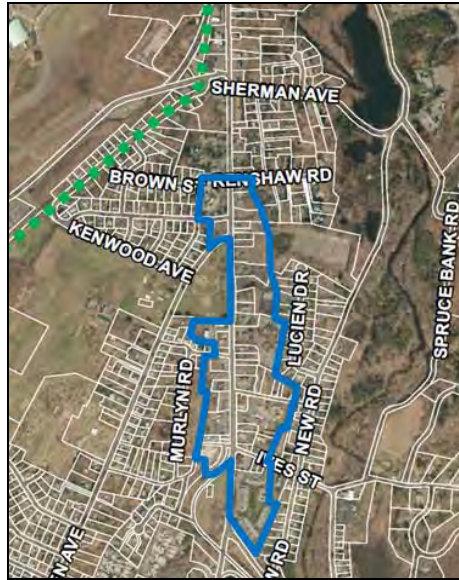
Middle Dixwell Avenue ("Magic Mile")



Mount Carmel

In the area on Whitney Avenue north of the Route 40 Connector, there is an opportunity to encourage the evolution of a village-type development with a mixed use, pedestrian-friendly character as a community focal point. This area could support a variety of uses supported by Hamden residents, Quinnipiac University students, and travelers on Whitney Avenue.

1. Undertake a planning process (like a charrette) to establish an overall vision for the Mount Carmel opportunity area and include CT-DOT, Quinnipiac University, residents, and businesses in the process.
2. Ensure that a pedestrian-friendly streetscape as well as pedestrian mobility, accessibility and improvements (especially safe crosswalks) are primary considerations in this area.
3. Support the use of Tax Increment Financing (TIF) to finance public infrastructure improvements, if appropriate.
4. Consider the use of a land use tool which encourages the preparation of an overall master plan in order to create a coordinated development concept with mixed uses, the consolidation of access, and the enhancement of pedestrian access within this area surrounding uses.



Hamden should allow for a walkable, pedestrian-friendly, village-type area on Whitney Avenue near Ives Street with housing, shops, restaurants, and other attractions ...

Strongly Agree	22%
Agree	45%
Disagree	16%
Strongly Disagree	5%
Don't know	12%

Mount Carmel



Mount Carmel





To expand the tax base, Hamden should look at extending sewers up Whitney Avenue beyond Quinnipiac University ...

Strongly Agree	20%
Agree	47%
Disagree	12%
Strongly Disagree	3%
Don't know	17%

Northern Whitney Avenue



State Street



Northern Whitney Avenue

Hamden is working towards extending sewers up northern Whitney Avenue towards Cheshire (possibly as far as Brooksville Avenue) to allow for the existing business zones in this area to be used to their full potential for economic development.

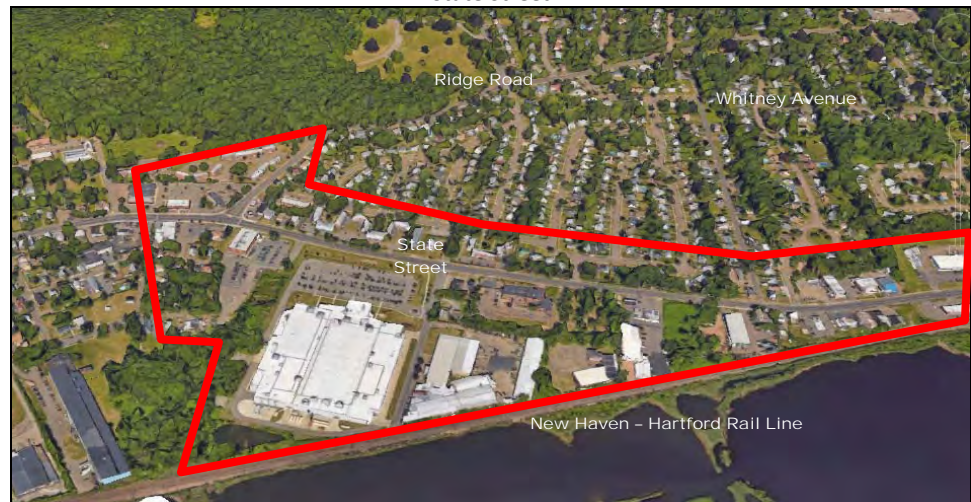
State Street

State Street is a major north-south route in Hamden located adjacent to the Quinnipiac River and an active rail line.

1. Promote development to the permitted density in the T-5 zoned area.
2. Revisit the zoning boundaries along the corridor to encourage appropriate redevelopment and encourage higher density where appropriate.
3. Seek to support and encourage economic activity generally east of State Street while protecting residential areas generally east of State Street.
4. Seek opportunities to have a train station along the New Haven - Hartford rail line.



State Street



Industrial Areas

Hamden has a number of areas (such as those along Sherman Avenue, State Street, Putnam Avenue, etc.) which support a diverse array of industrial and related uses. Hamden should revisit the zoning for these areas to evaluate which properties should:

- Be in a manufacturing “M” zone, or
- Be located in a “T” zone (or other zone) where it might help encourage the adaption of older buildings / sites to new uses.

“Brownfield” Sites

Hamden has some “brownfield” sites (sites contaminated by historic industrial operations or similar events) that present opportunities to promote reuse and/or redevelopment. Hamden should continue to support these remediation efforts.

Strategies To Promote Economic Opportunity Areas

	Priority	Leader	Partners
1. Encourage and promote the appropriate development and redevelopment of designated economic opportunity areas.	8.0	Econ.	PZC PZD LC
2. Promote the redevelopment of existing sites to new forms of economic development including mixed use, pedestrian-friendly, transit-oriented development in appropriate areas.	8.8	Econ.	PZC PZD LC
3. Undertake a planning process (like a charrette) to establish an overall vision for the Southern Dixwell Avenue corridor and the Highwood and Mather/Dixwell opportunity areas.	9.2	PZC	PZD Econ.
4. Undertake a planning process (like a charrette) to establish an overall vision for the Mount Carmel opportunity area and include CT-DOT, Quinnipiac University, residents, and businesses in the process.	7.2	PZC	PZD Econ.
5. Revisit the zoning for industrial areas such as those along Sherman Avenue, State Street and Putnam Avenue to evaluate which properties should be located: a. In a manufacturing “M” zone, or b. In a “T” zone or other zone where it might help encourage the adaption of older buildings (or sites containing older buildings) to new uses.	8.8	PZC	PZD Econ.
6. Review the zoning map to enable and encourage the strengthening of economic opportunity areas (southern Dixwell Avenue, for example).	9.6	PZC	PZD Econ.
7. Continue to support remediation of “brownfield” sites in order to put them back into productive use.	5.6	Econ.	Mayor LC

See inside back cover for legend

Expenditures Per Capita

Woodbridge	\$5,345
Bethany	\$4,208
New Haven	\$4,186
North Haven	\$4,061
Cheshire	\$3,846
Hamden	\$3,620
Wallingford	\$3,585
Prospect	\$3,324

CERC, 2018

Per Capita Debt (2015)

Hamden	\$4,781
New Haven	\$4,593
Woodbridge	\$3,548
North Haven	\$3,054
Cheshire	\$2,318
Prospect	\$2,279
Bethany	\$1,969
Wallingford	\$768

CERC, 2018

Foreclosures

Rising taxes can increase the cost of homeownership and reduce the selling price of properties. This can make properties more expensive to own or exceed financing criteria. At some point, this can lead to foreclosures for some people.

While not a comprehensive listing, Zillow flagged 58 properties in Hamden in foreclosure in 2018 and 215 properties in pre-foreclosure.

3.3 Address Fiscal Issues

Seek to improve overall fiscal conditions.

Increase Property Values

Increasing the value of existing properties will enlarge the tax base and reduce the tax rate. An increase in non-residential property values could reduce residential property taxes, since non-residential properties require fewer services.

Continue To Manage Spending

As shown in the sidebar, expenditures in Hamden can be characterized as:

- Lower expenditures per capita compared to nearby communities, and
- Higher debt per capita compared to nearby communities.

Hamden should continue to carefully manage spending so as to maintain and enhance its fiscal condition.

Increase Non-Tax Revenues

As part of the planning process, Hamden residents indicated they were concerned about fiscal issues and overall economic sustainability. There may be reason for this concern.

Compared to nearby communities, Hamden has a lower tax base (on a per capita basis) and so it needs to levy a higher tax rate compared to market value to produce a similar amount of revenue. Hamden has the highest equalized mill rate compared to surrounding municipalities. The high tax rate is a major concern of Hamden residents and business owners, affecting home sales and business investment.

Hamden should investigate ways to increase non-tax revenues including inter-governmental revenue (State aid) and payments-in-lieu-of-taxes (PILOT).

When tax levy is compared to income, Hamden’s tax burden is higher than some other communities and could feel like an even bigger burden, since the median income is lower and there may not be as much disposable income.

$$\boxed{\text{Tax Levy}} \ / \ \boxed{\text{Income}} \ = \ \boxed{\text{Tax Burden}}$$

	Estimated Average Tax Levy Per Household	Median Household Income	Tax Burden (Tax / Income)
Woodbridge	\$13,835	\$136,786	10.11%
Bethany	\$9,239	\$106,058	8.71%
Hamden	\$6,080	\$71,665	8.48%
North Haven	\$7,700	\$93,696	8.22%
New Haven	\$3,096	\$38,126	8.12%
Wallingford	\$5,383	\$75,942	7.09%
Cheshire	\$7,240	\$108,559	6.67%
Prospect	\$6,865	\$103,659	6.62%

CERC, 2018

Compared to some of the surrounding communities, Hamden receives less “inter-governmental revenue” (state aid) and this requires more of municipal expenditures to be supported by tax revenues.

Reductions in State aid in recent years (and corresponding tax increases) have caused people to express concern about the overall cost of living in Hamden. This is exacerbated by a concern about reduction in property values, creating a “double whammy” of higher tax payments if people want to stay and lower sale prices if they want to leave.

	Percent Intergovernmental Revenue
New Haven	45%
Wallingford	23%
Cheshire	22%
Hamden	20%
Prospect	18%
Bethany	14%
North Haven	12%
Woodbridge	6%

CERC, 2018



Do you feel that Hamden should explore working together regionally and/or sharing services with other communities in order to reduce costs?

Yes	74%
Maybe / Depends	16%
No	8%
Don't know	2%

Fiscal data to be updated when 2019 CERC report released by CT-DECD

Strategies To Address Fiscal Issues

	Priority	Leader	Partners
1. Seek to increase the value of properties in Hamden.	6.4	Econ.	Mayor
2. Continue to seek ways to increase revenue and manage spending.	8.4	Mayor	
3. Seek to increase the amount of non-tax revenue received by Hamden (State aid, payments in lieu of taxes by non-profit organizations, etc.).	8.4	Mayor	

See inside back cover for legend

4

ENVIRONMENTAL SUSTAINABILITY



SURVEY RESULTS

In three words or less, what environmental sustainability issue do you feel the Town should look at the most?

Hamden must, of course, also be an environmentally sustainable community. For the POCD, this concept includes:

- Reducing consumption of limited resources such as energy,
- Reducing waste generation,
- Reducing greenhouse gas emissions,
- Respecting the overall environment and ecosystem,
- Protecting important resources such as water, wildlife habitat, open spaces, and coastal resources.

Don't know	41%
Other	16%
Energy	9%
Trash / Recycling	8%
Water / Wildlife	8%
Trees	7%
Open space	4%
Blight / Character	4%
Infrastructure	3%
No issues	1%

Sustainability



Resiliency



Natural Resources



Open Space



4.1 Become More Sustainable

Strive to become a more sustainable community.

For the POCD, sustainability relates to being efficient and economical in our use of resources using approaches that are economically viable, of social benefit, and environmentally responsible.

Considerations as part of an overall approach to sustainability include:

- Reducing energy consumption,
- Reducing water consumption,
- Reducing waste generation,
- Reducing greenhouse gas emissions, and
- Integrating sustainability concepts into community actions.

The Energy Use and Climate Change Commission (EUCC) should prepare a long-range plan that will include energy grids and other infrastructure proposals that would affect the Town and taxpayers in terms of climate change and economic growth.

Strategies To Become More Sustainable

	Priority	Leader	Partners
1. Prepare a long-range energy plan for Hamden.	4.8	EUCC	
2. Continue to promote transit-oriented and pedestrian friendly areas to reduce energy utilization.	4.4	Town	
3. Promote “greener” buildings when feasible and prudent.	6.4	Town	
4. Continue to promote efforts by the Town and residents / businesses to:	6.4	EUCC	Town
a. Reduce energy use / enhance energy efficiency / promote distributed energy generation,			
b. Consider life-cycle costing,			
c. Promote use of “greener” vehicles,			
d. Provide for alternative approaches, including fuel cells, micro-grids and micro-turbines,			
e. Increase use of renewable energy sources such as solar, wind and electric car charging stations, etc. and			
f. Address other energy sustainability issues.			
5. Promote use of alternative energy sources, including solar and wind.	3.2	EUCC	PZD PZC
6. Continue to participate in and promote programs such as “Energize Hamden” and “Solarize CT”.	3.6	EUCC	Mayor LC

See inside back cover for legend

(continued on page 38)



Hamden should do more to be a leader in terms of promoting energy efficiency and water conservation.

Strongly Agree	31%
Agree	56%
Disagree	8%
Strongly Disagree	2%
Don't know	3%

I feel that climate change is becoming an issue which is affecting Hamden.

Strongly Agree	24%
Agree	42%
Disagree	20%
Strongly Disagree	8%
Don't know	6%



Sustainability Concepts In Action

An organization called SustainableCT has established a program to help communities identify and implement strategies which will help make them more sustainable over time. While the program is expected to adapt over time as more knowledge is gained, some of their sustainability concepts presented below can be implemented by Hamden.

1. Thriving Local Economies

- a. Support Redevelopment of Brownfield Sites
- b. Implement Sustainable Purchasing
- c. Inventory and Promote Local Retail Options
- d. Provide Resources and Supports to Local Businesses
- e. Promote Sustainable Workforce Development
- f. Participate in and Promote C-Pace Program

2. Well-Stewarded Land and Natural Resources

- a. Create a Watershed Management Plan
- b. Engage in Watershed Protection and Restoration
- c. Develop an Open Space Plan
- d. Create a Natural Resource and Wildlife Inventory
- e. Manage for Drought and Municipal Water Use
- f. Provide Education on Water Conservation
- g. Implement Low Impact Development (LID)
- h. Manage Woodlands and Forests
- i. Facilitate Invasive Species Education and Management
- j. Implement Green Grounds and Maintenance Program

3. Vibrant and Creative Cultural Ecosystems

- a. Map Tourism and Cultural Assets
- b. Support Arts and Creative Culture
- c. Develop a Creative Placemaking Plan
- d. Provide an Arts and Culture Program for Youth

4. Dynamic and Resilient Planning

- a. Integrate Sustainability into Plan of Conservation and Development and Zoning
- b. Adapt Permitting Process to Promote Sustainable Development
- c. Develop Agricultural-Friendly Practices
- d. Assess Climate Vulnerability
- e. Inventory and Assess Historic Resources
- f. Streamline Solar Permitting for Small Solar Installations

(continued on next page)

Sustainability Concepts In Action (cont.)

5. Clean and Diverse Transportation Systems and Choices

- a. Implement Complete Streets
- b. Promote Effective Parking Management
- c. Encourage Smart Commuting
- d. Support Zero Emission Vehicle Deployment
- e. Promote Public Transit and Other Mobility Strategies

6. Efficient Physical Infrastructure and Operations

- a. Benchmark and Track Energy Use
- b. Reduce Energy Use Across All Municipal Buildings
- c. Achieve High Energy Performance for Individual Buildings
- d. Increase Use of Renewable Energy in Municipal Buildings
- e. Develop a Municipal Energy Plan
- f. Manage Municipal Fleets
- g. Install Efficient Street Lights
- h. Implement a Community Energy Campaign

7. Strategic and Inclusive Public Services

- a. Hold a Sustainability Event
- b. Provide Effective Community Communications
- c. Train Municipal Commissions
- d. Encourage Healthy and Sustainable Food Networks
- e. Report Materials Management Data and Reduce Waste
- f. Implement Save Money and Reduce Trash (SMART) Program
- g. Recycle Additional Materials and Compost Organics
- h. Develop a Food Waste Reduction Campaign
- i. Conduct Health Impact Assessments
- j. Encourage Smoke-Free and Tobacco-Free Public Spaces

8. Healthy, Efficient and Diverse Housing

- a. Design and Implement a Housing Needs Assessment
- b. Grow Sustainable and Affordable Housing Options
- c. Benchmark Energy and Water Use for Multifamily Housing

9. Inclusive and Equitable Community Impacts

- a. Optimize for Equity

10. Implement Other Sustainability Actions

Sustainable Energy

Wind Turbines At
Quinnipiac University



Solar Installation At The
Transfer Station



Sustainability Incentives

To promote sustainability, the Planning and Zoning Commission may wish to incorporate sustainability incentives in the Zoning Regulations.

This might include a density bonus or other incentive for employing techniques consistent with the LEED certification program, the Living Building Challenge, and similar programs.

Strategies To Become More Sustainable (continued from page 35)

	Priority	Leader	Partners
7. Maintain a healthy tree canopy and community forest to help reduce energy use; reduce reliance on fossil fuels, and reduce CO ₂ in the atmosphere.	7.2	TC	C&G EUCC
8. Continue to promote efforts by the Town and residents / businesses to: <ul style="list-style-type: none"> a. reduce water use, and b. recycle water and reduce water waste. 	3.2	SCRWA	Town
9. Continue to promote efforts by the Town and residents / businesses to: <ul style="list-style-type: none"> a. reduce waste generation (including food waste), b. limit use of plastic bags and other single-use products and packaging, and c. increase recycling and composting. 	4.0	SW&R	Town
10. Continue to promote efforts by the Town and residents / businesses to: <ul style="list-style-type: none"> a. Reduce CO₂ emissions and reduce the atmospheric concentration of CO₂. b. Create transit-oriented and pedestrian-friendly areas to reduce motor vehicle emissions. c. Reduce reliance on fossil fuels. 	5.6	EUCC	Town LC
11. Continue to: <ul style="list-style-type: none"> a. Consider overall issues of sustainability in municipal decision making, b. Encourage residents and businesses to include sustainability considerations in their decision making, and c. Educate the community about sustainability concepts. 	4.8	Town	EUCC LC
12. Continue to participate in programs and activities of SustainableCT (an independent organization which helps Connecticut municipalities make progress towards implementing sustainability initiatives).	4.0	Town	EUCC
13. Consider adopting incentives for projects which incorporate environmental sustainability elements.	3.2	PZC	PZD

See inside back cover for legend

4.2 Be Resilient

Strive to become a more resilient community.

For the POCD, resiliency relates to being able to absorb and/or recover from significant adverse events, including intense storms, flooding and long-term climate change in an efficient and timely way. This includes:

- Identifying and evaluating potential risks,
- Avoiding and/or minimizing potential impacts,
- Undergoing long term adaptation to address risks,
- Undertaking pre-event training and preparation, and
- Formulating emergency response and recovery plans.

Strategies To Become More Resilient

	Priority	Leader	Partners
1. Continue efforts to identify, avoid, reduce, mitigate, and recover from impactful events.	5.2	Town	
2. Continue to participate in updating the regional Hazard Mitigation Plan in order to address risks.	3.6	PZD	
3. Implement the Hazard Mitigation Plan, as amended.	4.8	Town	
4. Seek over the long term to put overhead wires into underground conduits where lines/circuits will have the greatest impact if they fail.	5.2	Town	
5. Review and improve approaches for preparing for and responding to adverse events and climate change, including: <ul style="list-style-type: none"> a. Expanding emergency shelter capacity / supplies, b. Procuring redundant energy supply and “off-grid” generation (generators and fuel cells), and c. Promoting distributed energy sources to provide energy options. d. Establishing mobile cellular antennae / charging stations. 	6.8	Fire Police PW	PZD

See inside back cover for legend

May 2018 Tornado Damage



September 2018 Intense Rainfall



Hamden should do more to prepare for emergency events such as severe storms.

Strongly Agree	31%
Agree	43%
Disagree	19%
Strongly Disagree	3%
Don't know	4%

Hazard Mitigation

For many years, Hamden has participated with adjacent communities and the South Central Regional Council of Governments in the preparation of a regional Hazard Mitigation Plan (HMP) to identify and then reduce or eliminate risk to human life and property resulting from recurring natural hazards such as hurricanes, flooding and winter storms.

The HMP is hereby incorporated as a reference document to this POCD so that its recommendations may be considered as part of future efforts in Hamden.



Water-Related Resources

- Surface waterbodies / watercourses
- Groundwater / stratified drift aquifer areas
- Wetlands
- Floodplains

Land-Related Resources

- Steep slopes

Biologic-Related Resources

- Animal habitats
- Plant habitats
- Vernal pools
- Natural Diversity Database sites

Air-Related Resources

- Air quality

4.3 Protect Natural Resources

Promote the conservation and enhancement of natural resources in Hamden.

Protecting natural resources in Hamden is important, since doing so helps promote overall environmental health, preserve environmental functions, enhance community character, and improve the overall quality of life.

The map on the facing page identifies the location of important water resources in Hamden. A map highlighting the location of other important natural resources can be found on the subsequent page.

Water-Related Resources

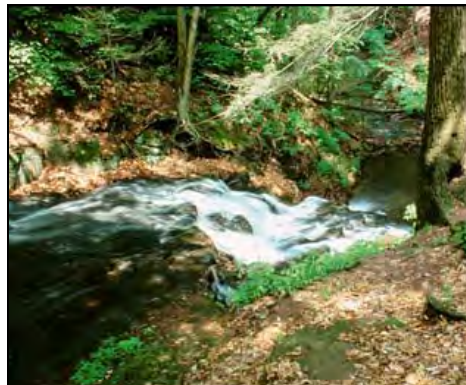
Preserving and protecting water quality may be the most important natural resource strategy in Hamden.

Surface water resources are the most visible. Key ones include:

- Mill River (which drains about 48% of Hamden),
- Wintergreen Brook (which drains about 25% of Hamden).
- Willow Brook (which drains about 14% of Hamden), and
- Quinnipiac River (which drains about 10% of Hamden).

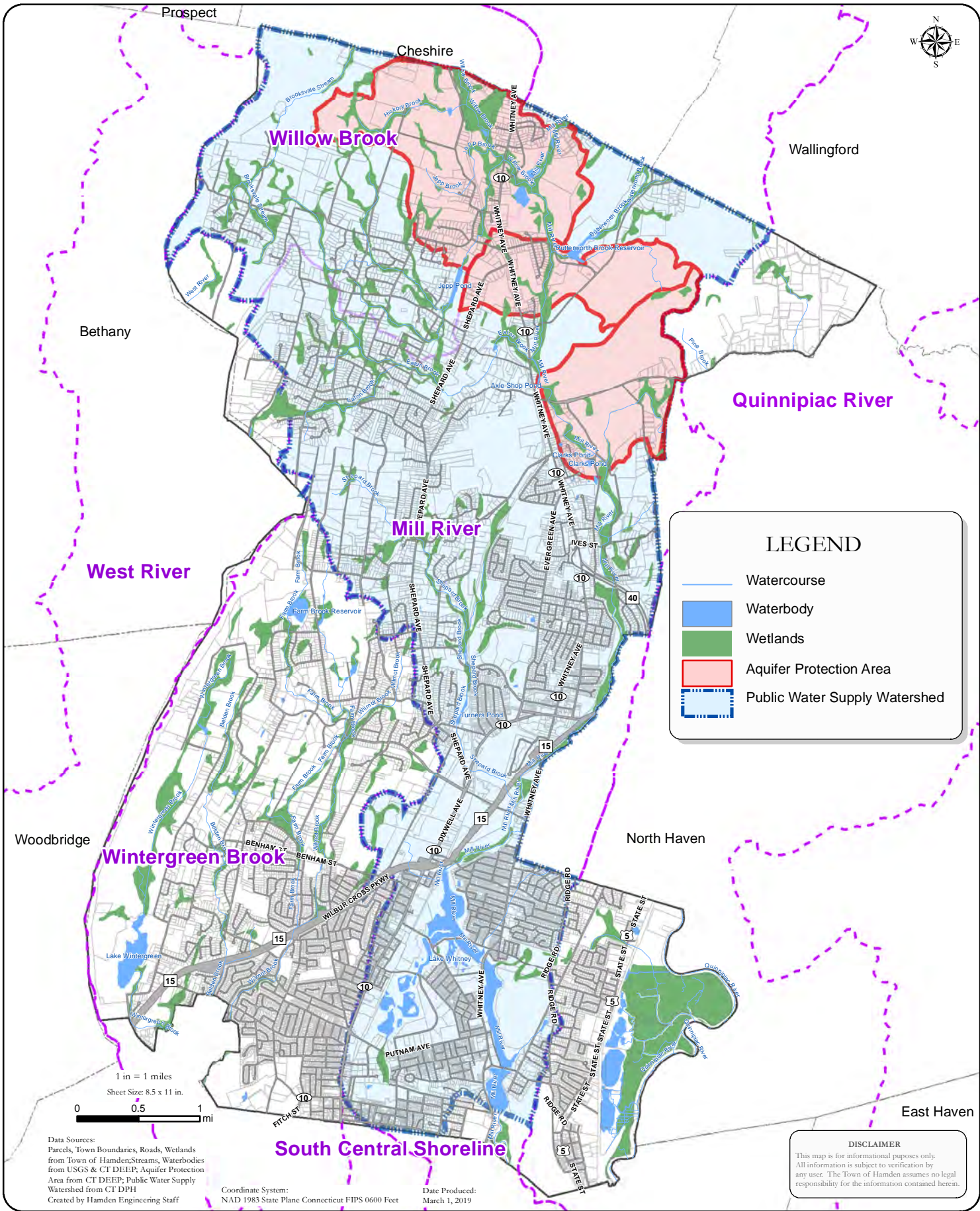
Although not as visible, groundwater is a significant natural resource since it stores significant amounts of water which maintains base flows in streams and rivers and can be a supply of water. Where there are significant deposits of sand and gravel, this groundwater storage is often in the form of a “stratified drift aquifer” which may be capable of supplying millions of gallons of water per day.

Water Resources



Vernal Pool Habitat





Plan of Conservation & Development

Water Resources

Town of Hamden, CT



Hamden is doing a good job protecting natural resources such as rivers, streams and wetlands.

Strongly Agree	17%
Agree	54%
Disagree	9%
Strongly Disagree	2%
Don't know	18%

Natural Diversity Database

The Connecticut Department of Energy and Environmental Protection (CT-DEEP) maintains a Natural Diversity Database (NDDDB) in order to help public agencies protect important resources such as known locations of:

- Endangered species,
- Threatened species,
- Species of special concern,
- Significant natural communities,
- Scenic areas, and/or
- Unique natural assets (waterfalls, caves, etc.).

In some cases, the exact locations are masked to protect sensitive species from collection or disturbance.

More information about the CT-DEEP Natural Diversity Database can be found by [clicking here](#).

Land-Related Resources

Soils are an important part of the environment and support the plant and animal habitats, the water cycle and the overall ecosystem. In addition, slopes steeper than 25 feet of rise over a 100 foot distance (called a 25% slope) pose constraints to development because of the challenges of providing road access, maintaining slope stability, as well as the difficulty of building foundations and siting septic systems. For the above reasons, steep slopes should be protected from development and development pressure.

Biologic-Related Resources

Plants and animals are an important part of Hamden’s overall ecosystem. Due to the significant amount of open space and undeveloped lands, Hamden contains a richness of flora and fauna which seems incongruous with a community of 60,000 people.

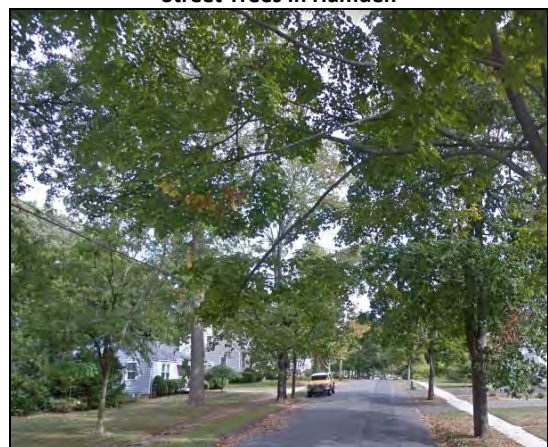
Significantly, because some of Hamden’s unique natural features, there are also several areas containing habitats of endangered, threatened and/or special concern species. These habitat areas are recognized by the Department of Energy and Environmental Protection (DEEP) in its “Natural Diversity Database.” The locations of these areas in Hamden are shown on the Natural Resources Map.

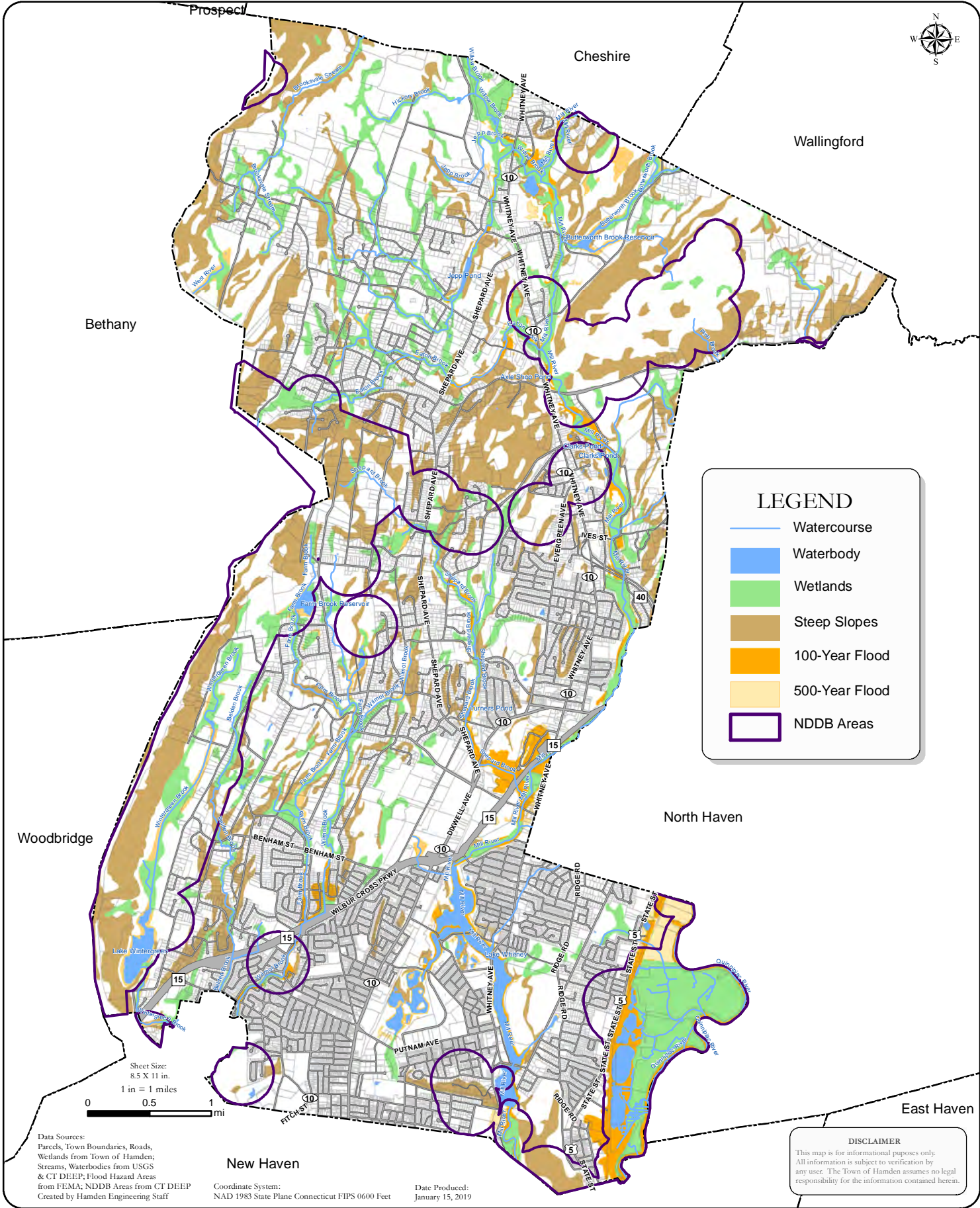
These unique natural features and habitats of endangered, threatened, and/or special concern species should be protected from development and development pressure. The Subdivision Regulations and the Zoning Regulations require identification of these areas as part of an application.

Air-Related Resources

While impacts to air quality can occur from a variety of sources outside of Hamden’s control, Hamden can help maintain and improve air quality by retaining existing trees (especially street trees), promoting transit-oriented development patterns, and enforcing anti-idling ordinances (to reduce vehicle emissions).

Street Trees In Hamden





LEGEND

- Watercourse
- Waterbody
- Wetlands
- Steep Slopes
- 100-Year Flood
- 500-Year Flood
- NDDB Areas

Sheet Size:
8.5 X 11 in.
1 in = 1 miles
0 0.5 1
mi

Data Sources:
Parcels, Town Boundaries, Roads,
Wetlands from Town of Hamden;
Streams, Waterbodies from USGS
& CT DEEP; Flood Hazard Areas
from FEMA; NDDB Areas from CT DEEP
Created by Hamden Engineering Staff

Coordinate System:
NAD 1983 State Plane Connecticut FIPS 0600 Feet

Date Produced:
January 15, 2019

DISCLAIMER
This map is for informational purposes only.
All information is subject to verification by
any user. The Town of Hamden assumes no legal
responsibility for the information contained herein.



Plan of Conservation & Development

Natural Resources / Features / Constraints

Town of Hamden, CT



Hamden should do more to maintain and replace street trees.

Strongly Agree	24%
Agree	42%
Disagree	24%
Strongly Disagree	5%
Don't know	5%

Collaboration

During the process of preparing the POCD, the concept arose for the Town and the Board of Education to work together more closely in areas of common interest.

One of these was the potential for students, as part of their academic program, to participate with the community in:

- Planting more trees, especially more street trees,
- Participating in the removal of invasive species, and
- Similar measures related to environmental sustainability.

Importance Of Trees

Trees are an important part of the character and infrastructure of Hamden. Trees provide numerous environmental, economic, health and social benefits such as cleaner air, increased property values, lower heating and cooling costs, improved water quality, improved storm water control, attractive residential neighborhoods and commercial districts, and longer pavement life. Because of these benefits, the protection and enhancement of the community forest, canopy cover, and street trees in particular, is a strategy of the Plan of Conservation and Development.

Current town policies and procedures concerning tree choices, planting techniques, pruning and maintenance, sidewalk replacement and streetscape design should be reviewed and modified to implement this strategy.

The Roles Of Trees In Stormwater Management

In nature, trees play critical roles in controlling stormwater runoff and protecting surface waters from sediment and nutrient loading. In cities, trees can play an important role in stormwater management by reducing the amount of runoff that enters stormwater and combined sewer systems. Trees, acting as mini-reservoirs, control stormwater at the source.

A healthy urban forest can reduce runoff in the following ways:

- ❖ **Transpiration**—Trees draw large quantities of water from the soil for use in photosynthesis. The water is eventually released into the atmosphere as vapor from the canopy, a process termed transpiration.
- ❖ **Interception**—Leaves, branches, and trunk surfaces intercept and absorb rainfall, reducing the amount of water that reaches the ground, delaying the onset and reducing the volume of peak flows.
- ❖ **Reduced Throughfall**—Tree canopies reduce soil erosion by diminishing the volume and velocity of rainfall as it falls through the canopy, lessening the impact of raindrops on barren surfaces.
- ❖ **Increased Infiltration**—Root growth and decomposition increase soil infiltration capacity and rate.
- ❖ **Phytoremediation**—Along with water, trees take up trace amounts of harmful chemicals, including metals, organic compounds, fuels, and solvents from the soil. Inside the tree, these chemicals may be transformed into less harmful substances, used as nutrients and/or stored in roots, stems, and leaves.

Stormwater To Trees. www.epa.gov

Strategies To Protect Natural Resources

	Priority	Leader	Partners
1. Continue efforts to maintain and improve surface water quality and groundwater quality in Hamden by: a. Carefully managing land use activities, b. Continuing to implement aquifer protection regulations for public water supply wells, c. Protecting watercourses / wetlands / vernal pools from development impacts, d. Preserving naturally vegetated buffers along watercourses, e. Reducing erosion and the resulting sedimentation, and f. Discouraging the use of chemical fertilizers and pesticides.	10.0	Town	IWC NROS PZC APA QVHD DEEP
2. Update the Inland Wetland & Watercourses regulations to incorporate DEEP advisories and other best practices.	6.4	IWC	
3. Continue to implement “low impact development” (also known as “LID” and/or “green infrastructure”) practices to address water quality and quantity of stormwater runoff and helping recharge groundwater supplies (ZR Section 520.11).	7.6	PZC	PZD Eng.
4. Develop strategies to protect and enhance Hamden’s tree canopy in order to reduce runoff volume, reduce erosion of soils and improve the water quality.	6.8	TC	PZD
5. Review and, as appropriate, modify town policies and procedures concerning tree choices, planting techniques, pruning and maintenance in order to balance the benefits of trees with electrical reliability and other considerations.	6.0	TC	PZD
6. Identify trees more resistant to climate change and promote their use.	4.4	TC	PZD
7. Continue to protect ridgelines and steep slopes from development pressures.	7.2	PZC	PZD
8. Protect plant and animal habitats, especially vernal pools and those areas listed on the State’s Natural Diversity Database.	5.2	PZC	NROS IWC
9. Encourage the planting of native species and discourage the planting and occurrence of invasive species.	4.4	PZC	NROS IWC
10. Continue to preserve and maintain floodplains and floodways to address stormwater runoff and protect properties from flooding.	5.6	PZC	PZD Eng.
11. Promote efforts to maintain and improve air quality.	6.4	Town	QVHD

Environmental Evaluations

Section 718.2 and Section 720.4 of the Zoning Regulations allow the Planning and Zoning Commission to require the submission of additional studies when the Commission feels it is warranted.

Such studies could be required by the Commission when felt such studies would help determine conformity with the intent of the Regulations.

See inside back cover for legend

Open Space And Character

Part of Hamden’s community character comes from the abundance of open spaces that preserve significant landscapes and provide an environmental context to the developed areas.

In addition, these areas enhance the quality of life of residents by providing opportunities for informal recreation (i.e. walking, jogging, skating and biking).

These benefits enhance local property values and the marketability of the community.

4.4 Preserve Open Space

Create an open space system that enhances community character and the overall quality of life.

The term “open space” can have many different meanings but generally includes lands which exhibit one or more of the following characteristics:

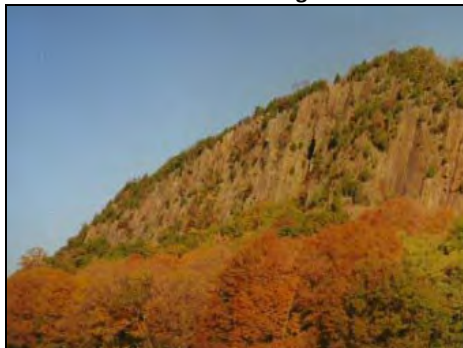
- Undeveloped (or predominantly undeveloped)
- Environmentally constrained
- Owned by a non-profit conservation / government organization
- Permanently protected by ownership / easement
- Public use allowed
- Participates in the “Public Act 490” program

The map on the facing page identifies the location of open space parcels in Hamden as reported to the South Central Regional Council of Governments (SCRCOG). In this POCD, recreation facilities are considered community facilities and are addressed in that section of the POCD.

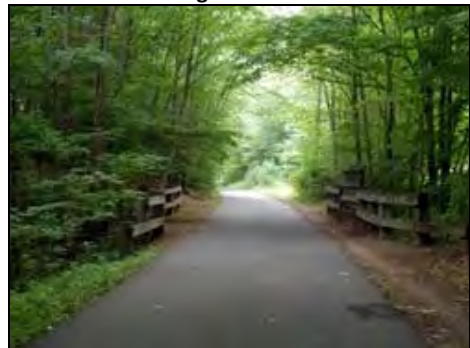
As can be seen from the map, Hamden is fortunate to have a number of properties within its open space inventory. Overall, more than 20 percent of Hamden’s land area is considered to be open space. These open space areas help protect community character, enhance the quality of life for residents, conserve important natural resources, provide wildlife habitat, provide fiscal and economic benefits, shape development patterns and preserve lands for recreational uses.

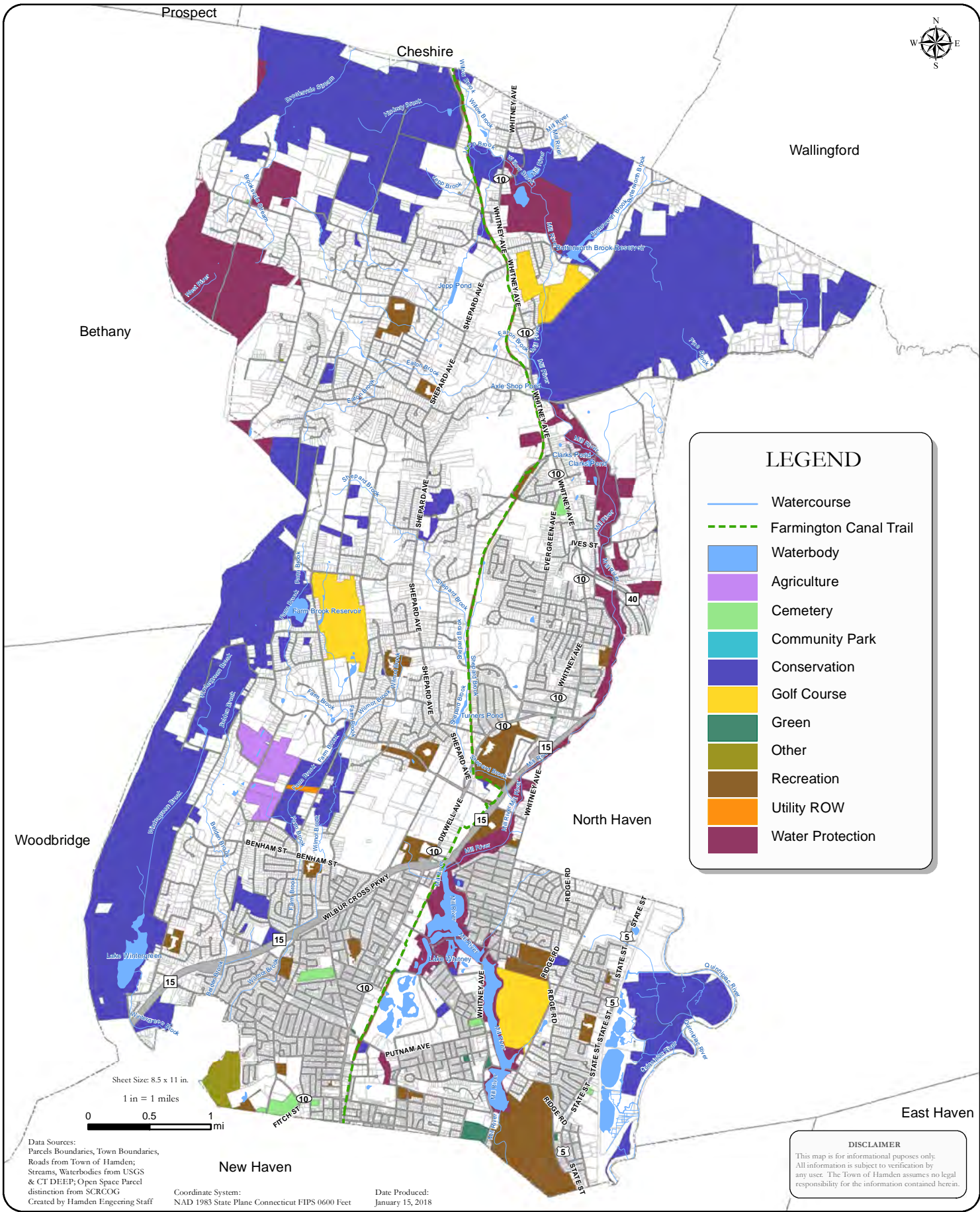
Trails can also be key open space amenities. For example, the Farmington Canal Greenway, which runs through Hamden and is part of a trail intended to extend from New Haven to Northampton, Massachusetts, ties many of the open space areas together. Other trail systems in Hamden include the Regicides Trail and the Quinnipiac Trail, (both of which are part of the State Blue Blazed Trail system, and the network of hiking trails within the Sleeping Giant State Park and the Town owned Brooksvale Park.

West Rock Ridge



Farmington Canal Trail





LEGEND

- Watercourse
- Farmington Canal Trail
- Waterbody
- Agriculture
- Cemetery
- Community Park
- Conservation
- Golf Course
- Green
- Other
- Recreation
- Utility ROW
- Water Protection

DISCLAIMER
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Plan of Conservation & Development

General Categories of Open Space

Town of Hamden, CT

Data Sources:
 Parcels Boundaries, Town Boundaries,
 Roads from Town of Hamden;
 Streams, Waterbodies from USGS
 & CT DEEP; Open Space Parcel
 distinction from SCRDOG
 Created by Hamden Engineering Staff

Coordinate System:
 NAD 1983 State Plane Connecticut FIPS 0600 Feet
 Date Produced:
 January 15, 2018

SURVEY RESULTS

Hamden should try to acquire more land for such things as parks, open space areas, or wildlife habitat.

Strongly Agree	19%
Agree	43%
Disagree	27%
Strongly Disagree	8%
Don't know	3%

Hamden should try to acquire more land for open space, even if taxes are raised to pay for it.

Strongly Agree	5%
Agree	16%
Disagree	40%
Strongly Disagree	36%
Don't know	3%

Hamden should try to establish more greenway trails.

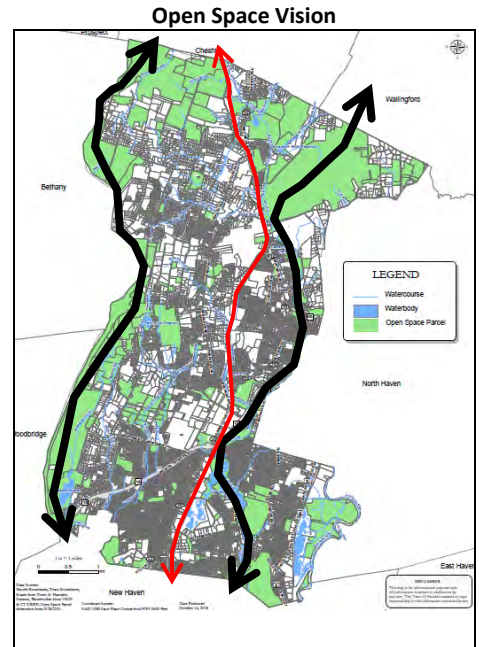
Strongly Agree	12%
Agree	44%
Disagree	31%
Strongly Disagree	11%
Don't know	2%

The establishment of open space linkages (“greenways”), which may include trails, has been part of Hamden’s open space strategy for some time.

The key elements of this approach can be:

- West Rock Ridge / Western Highlands on the west (including Brooksvale Park and Naugatuck State Forest),
- Farmington Canal Trail as a central spine, and
- Sleeping Giant / Mill River on the east.

While making east-west connections between these north-south corridors may pose a challenge, doing so would enhance the overall value of the open space system (and its economic benefits) even more.



In addition to linking existing open spaces together to form interconnected greenways, Hamden should also seek to continue to:

- Preserve natural drainage areas, including waterways and their surrounding wetlands and floodplains, as well as agricultural lands
- Protect existing and potential public drinking water supplies, including groundwater and unique and significant natural features, such as critical or threatened habitats.

Hamden should continue to use available tools to accomplish these goals:

- Dedication of conservation easements / access easements
- Encouragement of open space developments / subdivisions
- Regulatory provisions (wetland, zoning, subdivision, etc.)
- Use of assessment programs (such as PA-490)
- Grant programs / partnerships with conservation organizations

The Hamden Land Conservation Trust has been actively working to preserve open space in Hamden for many years.

Strategies To Preserve Open Space

	Priority	Leader	Partners
1. Strive to link open space areas together to form interconnected greenways with three key elements: a. West Rock Ridge / Western Highlands on the west (including Brooksvale Park and Naugatuck State Forest), b. Farmington Canal Trail as a central spine and with improved access points to maximize this feature, and c. Sleeping Giant / Mill River on the east.	6.8	Town	NROS LCT DEEP LC
2. Seek to make east-west connections between the north-south open space linkages.	5.6	Town	NROS LCT
3. With regard to trails, seek to: a. Preserve and enhance the “blue-blazed” trail system, b. Provide public access to the tidal marshes along the Quinnipiac River in southeast Hamden, and c. Promote trails at Lake Whitney and elsewhere.	5.6	Town	NROS LCT DEEP
4. Seek to preserve important water quality resource areas (such as public water supply lands, the Mill River, and the Quinnipiac River) as open space.	6.4	Town	NROS IWC SCRWA LCT DEEP
5. Seek to preserve unique natural features, unfragmented forest, wildlife corridors, and agricultural lands as open space.	6.0	Town	NROS LCT DEEP
6. Conduct a comprehensive open space inventory to aid in the preservation of open space in Hamden.	3.6	Town	NROS LCT
7. Create pocket parks, benches, and other open spaces and amenities in southern Hamden.	2.4	PRC	NROS
8. Add safe connections to the Farmington Canal Greenway.	3.6	FC	
9. In order to encourage the preservation of open space as part of a new residential development, review and update Section 440 of the Zoning Regulations and Section 3.4.2 of the Subdivision Regulations.	3.2	PZC	PZD
10. Enact a “fee-in-lieu-of-open space” provision in the Subdivision Regulations for situations where land dedication may not enhance the overall open space system.	2.8	PZC	PZD
11. Continue to seek opportunities to partner with other organizations to preserve and improve access to open space.	2.8	Town	NROS LCT

Open Space Priorities

In the future, Hamden should give a high priority to:

- providing more open space in areas which presently have less, and
- creating links or connections between open space areas in order to provide greenways for people and corridors for wildlife.

See inside back cover for legend

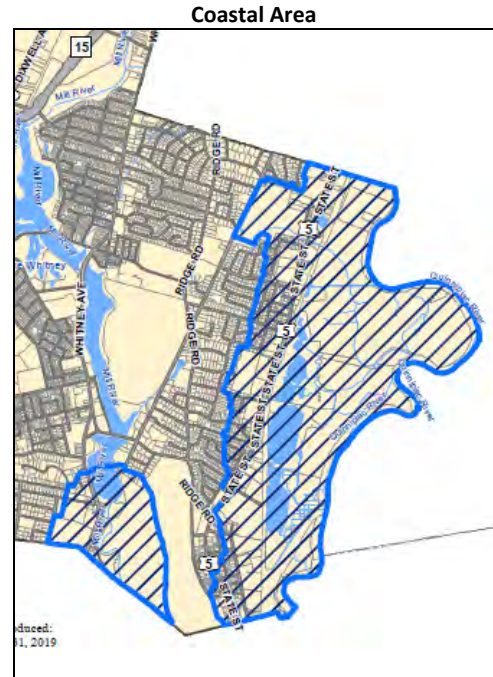
4.5 Address Coastal Issues

Plan For
20"
Of Sea Level Rise
By 2050

Continue to protect coastal resources and address issues related to sea level rise.

People may not think of Hamden as a coastal community but there are areas along the Quinnipiac River and Mill River in the southern part of Hamden which are considered “coastal embayments” and “tidal marshes” since they are part of bodies of water where salt water is present. The adjacent map identifies the location of the “coastal areas” in Hamden.

The Connecticut Coastal Management Act (CCMA) requires “coastal site plan reviews” for certain activities in these areas to ensure that such activities occur in a manner consistent with the goals and policies of the CCMA.

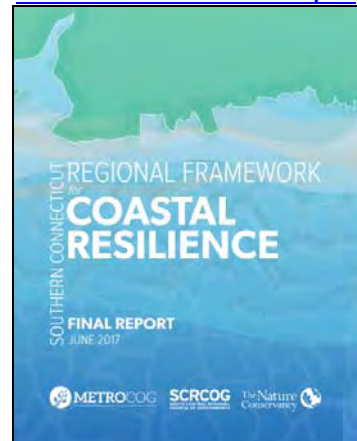


While the existence of a coastal area may not have been considered a major issue in the past, it takes on greater importance in this POCD due to increasing awareness of the implications of sea level rise and climate change. In fact, in October 2017, the Connecticut Institute for Resilience and Climate Adaptation (CIRCA) released a recommendation that Connecticut municipalities plan for sea level rise of 20 inches (0.5 meters) by 2050.

Fortunately, the South Central Regional Council of Governments (SCRCOG) prepared a Regional Framework for Coastal Resilience (2017) that will help Hamden address these issues in the future.

That report is hereby incorporated as a reference document to this POCD so that its recommendations can be considered as part of future efforts in Hamden.

[SCRCOG Coastal Resilience Report](#)



Strategies To Address Coastal Issues

	Priority	Leader	Partners
1. Continue to protect coastal resources associated with the Mill River and the Quinnipiac River.	8.0	PZC	NROS IWC
2. Continue efforts to enhance access to coastal areas and resources: a. Visually so people can see them, b. Physically so people can explore and experience them, by providing boating access for kayaks, canoes and similar craft.	6.0	PZC	PRC Rec.
3. Continue to work with regional, state, and federal agencies and other organizations to address issues related to coastal vulnerability	2.4	PZC	
4. Work with CT-DOT and property owners to <u>create</u> access to the Quinnipiac River.	6.0	Mayor	NROS PRC Rec. LC

See inside back cover for legend

Quinnipiac River Access



Possible Access Point At Railroad Crossing Near Olds Street



Coastal Resources



Coastal Access



5

COMMUNITY ASSETS



In three words or less, what community livability and sustainability issue do you feel the Town should look at the most?

Don't know	34%
Other	15%
Taxes	9%
Afford. housing	9%
Road conditions	8%
Improve sidewalks	6%
More recreation	5%
Traffic control	4%
Less crime	3%
School system	2%
Storm drainage	2%
More jobs	2%
Tree maintenance	1%
Maintain buildings	1%

Residents and businesses also want Hamden to be a sustainable community in terms of:

- Maintaining and enhancing the overall character and quality of life which makes Hamden such a special place,
- Guiding residential development to maintain neighborhoods and address the housing needs of the future,
- Maintaining and enhancing community facilities which provide services to residents, businesses, and property owners,
- Addressing vehicular transportation issues,
- Providing for walking, cycling and transit to meet community needs, and
- Providing for utility infrastructure to support community needs and the desired overall development pattern.

5.1 Enhance Character And Quality Of Life

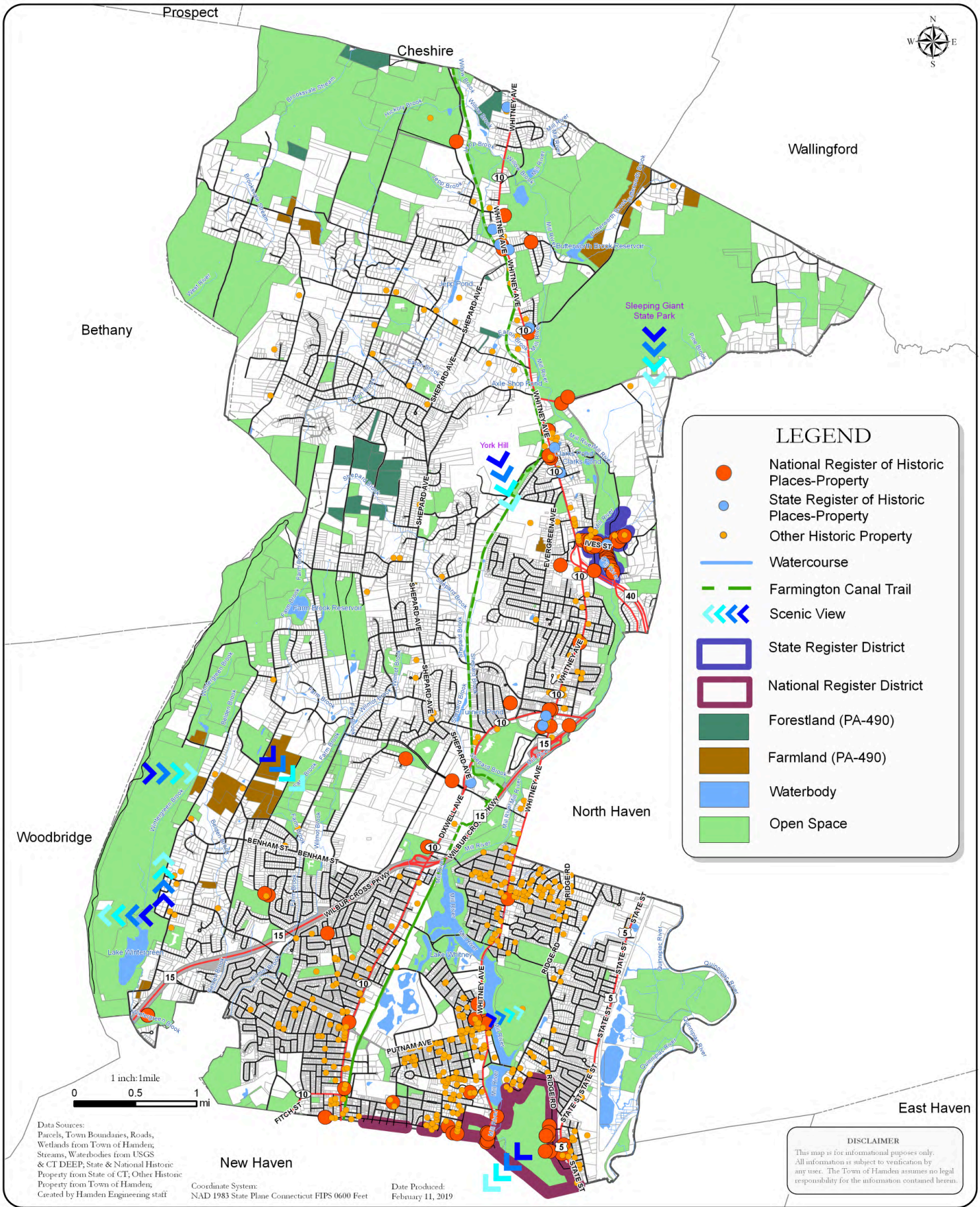
Continue to maintain and enhance community character and quality of life in Hamden.

The concept of “community character” generally includes community characteristics that contribute to a positive overall perception and impression. Communities typically seek to maximize those things that enhance people’s perception of community character and minimize those things that detract from character.

Studies of community character have generally identified the following things as having a **positive** correlation to people’s perception of community character:

- Natural resources (especially water features and hillsides),
- Open space / undeveloped land,
- Scenic views / scenic areas / scenic roads,
- Significant trees / tree canopies / street trees,
- Historic resources,
- Identifiable areas with a “sense of place”, and
- Unique places / destinations / events.

The map on the facing page is intended to identify the location of some of these resources and features in Hamden.



LEGEND

- National Register of Historic Places-Property
- State Register of Historic Places-Property
- Other Historic Property
- Watercourse
- Farmington Canal Trail
- <<< Scenic View
- State Register District
- National Register District
- Forestland (PA-490)
- Farmland (PA-490)
- Waterbody
- Open Space

Data Sources:
 Parcels, Town Boundaries, Roads,
 Wetlands from Town of Hamden,
 Streams, Waterbodies from USGS
 & CT DEEP, State & National Historic
 Property from State of CT, Other Historic
 Property from Town of Hamden,
 Created by Hamden Engineering staff

Coordinate System:
 NAD 1983 State Plane Connecticut EIPS 0600 Feet

Date Produced:
 February 11, 2019

DISCLAIMER
 This map is for informational purposes only.
 All information is subject to verification by
 any user. The Town of Hamden assumes no legal
 responsibility for the information contained herein.



Plan of Conservation & Development

Community Character

Town of Hamden, CT



Hamden should try to do more to improve the overall appearance of buildings along major road corridors such as Whitney Avenue, Dixwell Avenue, and State Street.

Strongly Agree	30%
Agree	42%
Disagree	21%
Strongly Disagree	3%
Don't know	4%

Overall Character

Elements which provide access to nature (visual and/or physical) or provide a sense of “open-ness” enhance community character. Strategies related to the protection of natural resources and preservation of open space are discussed elsewhere in the POCD but it is important to note that their protection and preservation enhances community character as well. It has been estimated that about 45% of the land area of Hamden could be categorized as open land or vacant land and this provides character benefits to the whole community.

Some properties in Hamden participate in the use assessment program (commonly known as “Public Act 490”) and this allows property meeting defined criteria for farm or forest use to receive a reduced assessment. This makes it less expensive for property owners to keep undeveloped property and provides character benefits to the whole community. Since the tax burden shifted to other properties is modest, eligible properties should be encouraged to participate in this program.

Historic Resources

Historic buildings and sites also contribute to overall community character. Whether the simple designs and classic proportions of older buildings touch people visually or emotionally, historic resources provide a connection to Hamden’s past and provide a context for the community.

The table on the facing page identifies historic resources, which are listed on the National Register of Historic Places (NRHP) and/or the State Register of Historic Places (SRHP), are located in Hamden (organized by street name).

The Hamden Historical Society (a private organization established in 1928) maintains a listing and inventory of near 500 structures of local significance spanning more than two centuries of Hamden architectural history.

The Hamden Historic Properties Commission (established in 2004) is a Town-established entity which encourages the preservation / restoration of historic and archeological sites in Hamden.

Ives Building



Canal Lock



Orrin Todd House



Proposed POCD For Public Hearing – July 2019 Draft

District / Area Listings	Address	NRHP	SRHP
Ivesville Historic District	Broadway / Ives St. / Whitney Av.		■
East Rock Park	W of State St. / E of Whitney Ave.	■	
Farmington Canal	E of Dixwell Ave. / W of Whitney	■	
Individual Property Listings	Address	NRHP	SRHP
Ives & Grannis Co. Factory	2 Broadway		■
Farmington Canal Lock No. 13	Brooksvale Avenue	■	
Hamden Bank & Trust Building	1 Circular Avenue	■	
Jared Bassett House	2389 Dixwell Avenue		■
Hamden High School	2040 Dixwell Avenue	■	
Grace & St. Peter’s Episcopal Church	2925 Dixwell Avenue		■
Alphonso Johnson House	1 Gilbert Avenue	■	
Elam Ives House	95 Ives Street		■
Jonathan Dickerman II House	105 Mount Carmel Avenue	■	
Newhall Street School	Newhall Street		■
Sleeping Giant Tower	Sleeping Giant State Park	■	
Atwater—Linton House	1804 State Street	■	
George Atwater House	1845 State Street	■	
Edgerton Park	840 Whitney Avenue	■	
Eli Whitney Gun Factory	915-940 Whitney Avenue	■	
Whitneyville Congregational Church	1247-1253 Whitney Avenue	■	
Pistol Factory Dwelling	1322 Whitney Avenue	■	
Hamden Memorial Town Hall	2372 Whitney Avenue	■	
Commercial Store / Ives Building	2977 Whitney Avenue		■
Orrin Todd House	3369 Whitney Avenue	■	
Alfred Dickerman House	3307 Whitney Avenue		■
Charles Brockett House	3711 Whitney Avenue		■
Sterling Bradley House	3997 Whitney Avenue		■
Horace Bradley House	4004 Whitney Avenue		■
Capt. Amasa Bradley House	4016 Whitney Avenue		■
Simon Bristol House	4066 Whitney Avenue		■
Amasa Bradley House	4490 Whitney Avenue		■
Mount Carmel Cong. Church	Whitney Avenue / Sherman Avenue	■	
Axle Shop Spring Factory			■
Allen Dickerman House			■
Justice Humiston House			■
Red School House			■
Nathaniel Sherman House			■
Rectory School Barn	Moved to Meadowbrook site		■

Registers of Historic Places

The National Register of Historic Places (NRHP) identifies resources significant in the history of the nation.

The State Register of Historic Places (SRHP) identifies resources significant in the history of the state.

These designations are not regulatory in nature and only directly affect activities involving federal and/or state funding. Property owners may be eligible for tax benefits for improvements to these resources.

The designations may be for districts (areas containing multiple properties) or for individual properties.

Local Historic Districts

A local historic district is regulatory in nature and regulates exterior changes in view from a public street.

Hamden does not have any local historic districts.

Other Historic Resources

There are a number of historic resources in Hamden which are not on the State or National Register. The Hamden Historical Society has more information on them.

Scenic And Other Resources

Scenic resources make a major contribution to community character. This includes scenic views looking to and from key topographical features, hilltops and forested hillsides. Section 3.7.3 of the Subdivision Regulations contains provisions to consider scenic viewshed as part of a subdivision of land.

Hamden also has a scenic road ordinance and has designated all or part of the following roads as scenic:

- Hogan Road (just east of Quinnipiac University campus),
- Spruce Bank Road (south and west of Quinnipiac University campus),
- Brookside Drive (east of Whitney Avenue in the Spring Glen area), and
- Hillfield Road (west of Shepard Avenue in the Westwoods area)

Efforts are also undertaken, as necessary, to address property maintenance and/or blight when it becomes apparent.

Hamden should review and, if necessary, modify lighting and noise regulations in order to address these potential threats to character and quality of life.



Hamden should have more public events, such as concerts, festivals and other family activities for residents and visitors ...

Strongly Agree	27%
Agree	42%
Disagree	24%
Strongly Disagree	2%
Don't know	4%

Community Activities / Events / Amenities

Hamden sponsors a number of community events that enhance overall community character and the quality of life of residents, including summer concert series, July 4th fireworks, parades, fairs, festivals, farmer’s market, “national night out” and public art installations.

In addition, Hamden contains a number of neighborhood organizations that sponsor their own activities and events. These organizations should continue to be encouraged.

Residents who volunteer to serve on local boards and/or assist local organizations help enhance Hamden and the quality of life of residents. Community volunteerism should continue to be promoted.

Summer Concert Series



Neighborhood Activities



Student Housing

Over the past 20 years the rental of private homes in Hamden to university students has grown significantly and become an issue in some cases. In a nutshell, some students want to live off campus as a “rite of passage” and part of their college experience. At the same time, some private property owners have learned they can rent homes to university students (primarily those attending Quinnipiac University) for more than their carrying costs (mortgage, taxes, insurance, etc.).

The issue with this otherwise predictable real estate arrangement is that, in certain cases, the behavior of some of the students (loud parties, litter, parking on the lawn, disrespect to neighbors, etc.) changes the dynamics of the neighborhood and the “quiet enjoyment” expected by nearby property owners.

In other words, the neighbors bear the brunt of this bad behavior and they complain to the Town of Hamden. Unfortunately, the problem of student behavior in neighborhoods is not resolvable solely by zoning. Hamden has adopted a student housing ordinance to regulate the housing unit and the number of occupants but the behavior issue of the occupants persists. It is surprising that Quinnipiac University does not do more to educate their students about some of the life skills they will need to learn.

The POCD recommends that the Town and the University do more to address the serious impacts this has on Hamden neighborhoods including:

- Improving programs to educate students about how to avoid warnings and citations for behavior (Quinnipiac University).
- Establishing a program to log complaints about off-campus housing and report monthly to the Legislative Council (Hamden Police).
- Adopting an ordinance which provides for fines and liens on property owners for violations of student housing regulations.
- Establishing a progression of enforcement from “teachable moments” (Quinnipiac University) to eventually, after multiple complaints, filing “breach of peace” or other charges as appropriate to compel court appearance (Hamden Police).

Off-Campus Party



Management Approaches



SURVEY RESULTS

Off-campus student housing is an issue in my immediate neighborhood ...

Strongly Agree	15%
Agree	19%
Disagree	44%
Strongly Disagree	18%
Don't know	5%

Agree / Strongly Agree By Neighborhood

Northeast	55%
Northwest	46%
Southwest	22%
Southeast	16%

Hamden should do more to address off-campus student housing issues ...

Strongly Agree	26%
Agree	36%
Disagree	18%
Strongly Disagree	7%
Don't know	12%

Agree / Strongly Agree By Neighborhood

Northeast	76%
Northwest	64%
Southwest	58%
Southeast	56%

PILOT Payments

In fiscal year 2018, Hamden received about \$3.2 million from the State as “payment in lieu of taxes” (PILOT) as a result of Quinnipiac University being a tax-exempt institution.

However, the amount of this payment can fluctuate significantly based on the budget deliberations in the Legislature. This payment may decline even further in the future, given the budget challenges at the State level.

At some time in the future, it might be worthwhile to estimate the cost of services provided to QU by the Town to help understand whether Hamden residents are subsidizing services provided to the University.

In fiscal year 2016, Quinnipiac University contributed \$1.4 million as a voluntary payment for community assistance.

Town / Gown Relations

Quinnipiac University (QU) is an important “anchor” in Hamden from a variety of perspectives:

- Employment for residents of Hamden and the region,
- Payroll that supports local businesses,
- Community visibility and awareness,
- Philanthropy towards local organizations, and
- Other less visible ways.

At the same time, the Town of Hamden is important to Quinnipiac University from a variety of perspectives including:

- Providing police, fire, and emergency medical response both on campus (in concert with QU staff) and elsewhere in Hamden for students and staff, and
- Maintaining local roads for access to Quinnipiac facilities for students, staff, visitors, and others, and
- Providing other municipal services.

Both entities need and rely on each other for a variety of services and activities.

The POCD recommends that both organization continue to find ways to work together to maintain and strengthen their working relationship.

Campus



Athletics



Strategies To Promote Community Character

	Priority	Leader	Partners
1. Maintain / enhance characteristics which have a positive correlation to community character.	6.8	C&G	PZC NROS
2. Continue to preserve and protect residential areas.	6.4	PZC	
3. Consider the best approaches to enhancing design review (including the location of village districts).	4.8	PZC	PZD
4. Revisit and update ordinances related to blight, trash, and quality of life issues.	5.6	Mayor LC	
5. Continue to identify and preserve historic and archeologic resources.	2.8	HS	HP
6. Continue to use the Town inventory of historic structures to help protect historic resources.	2.8	PZC	PZD
7. Continue to identify and protect scenic views, scenic vistas, scenic roads, and other scenic features.	5.2	NROS	PZC
8. Review lighting regulations to minimize impacts to character and quality of life.	4.4	PZC	PZD
9. Review noise regulations to minimize impacts to character and quality of life.	4.4	PZC	Police LC
10. Protect and enhance the community forest and tree canopy to promote economic, health, environmental, safety and social benefits to Hamden residents.	4.4	TC	
11. Implement best management practices to assure the health and efficiency of Hamden’s tree canopy.	3.6	TC	
12. Update and maintain the list of recommended trees.	2.8	TC	
13. Continue to promote community-wide events and activities through multiple media.	2.8	Rec.	TCP
14. Explore the installation of digital signs at key locations to enhance public awareness of community events.	2.0	Mayor	PZD
15. Continue to support neighborhood organizations and activities.	1.2	Rec.	CD
16. Continue to promote community volunteerism.	0.0	Town	
17. Continue to promote public art as a way to help enhance community character.	2.8	Arts	
18. Continue to work with Quinnipiac University to address the impacts associated with student behavior, especially related to off campus housing.	8.4	Mayor	Police PZC PZD
19. Establish a working group (students, university, owners, Town, police) to address student housing issues	6.0	Mayor	LC PZD
20. Continue to maintain and strengthen the working relationship with Quinnipiac University.	7.6	Mayor	Police PZD

See inside back cover for legend

Food Hardship

Quality of life includes access to food and a recent study by the United Way found that food hardship and hunger was affecting many residents of Hamden. Food hardship is when people have trouble meeting their household’s basic food needs and when their access to food is barely adequate, inevitably putting them at risk for hunger.

The POCD supports efforts such as these to improve the quality of life for Hamden’s most vulnerable residents – children, seniors, new immigrants, and those who are differently abled.





Hamden has a good mix of housing today for people like me ...

Strongly Agree	14%
Agree	59%
Disagree	18%
Strongly Disagree	5%
Don't know	4%

Hamden has a good mix of housing that people like me might want in the future ...

Strongly Agree	13%
Agree	54%
Disagree	24%
Strongly Disagree	5%
Don't know	4%

5.2 Guide Residential Development

Provide for a variety of housing choices within Hamden to help address community needs.

Hamden is primarily a residential community consisting of a diverse mix of single family and multi-family residential uses. The variety of housing choices in Hamden is quite remarkable.

The diversity of Hamden’s housing stock is a significant asset, since it increases the opportunity that people of all ages, means, and interests will be able to find housing in the community that meets their needs.

The map on the facing page shows the general residential density in term of dwelling units per acre of land, envisioned by the current zoning districts.

Future housing issues are likely to include:

- Providing for housing that is more affordable.
- Meeting the demand for housing for the rapidly growing population of older people.

Smaller-Scale Multi-Family



Larger Scale Multi-Family

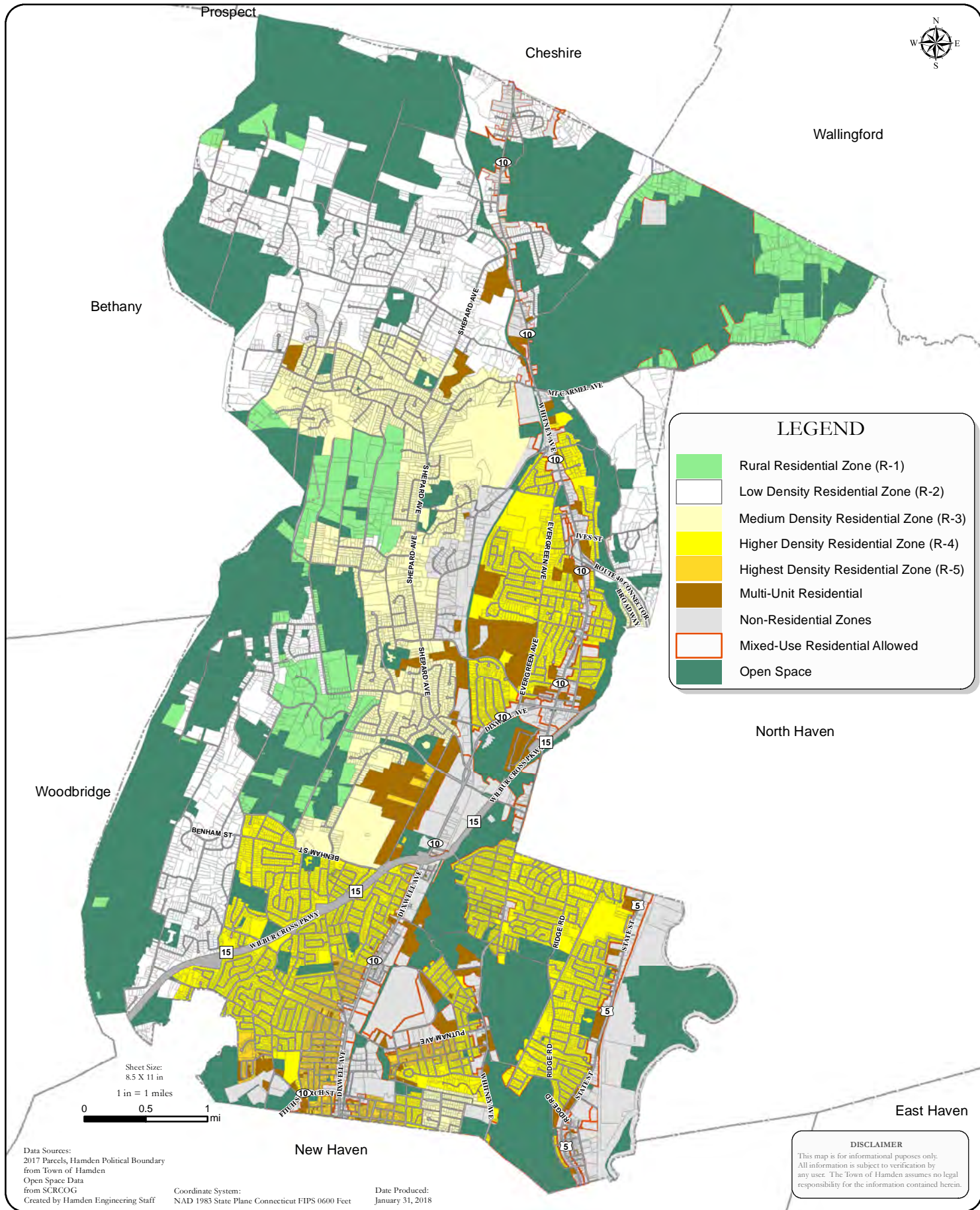


Smaller Single Family



Larger Single Family





LEGEND

- Rural Residential Zone (R-1)
- Low Density Residential Zone (R-2)
- Medium Density Residential Zone (R-3)
- Higher Density Residential Zone (R-4)
- Highest Density Residential Zone (R-5)
- Multi-Unit Residential
- Non-Residential Zones
- Mixed-Use Residential Allowed
- Open Space

Data Sources:
 2017 Parcels, Hamden Political Boundary
 from Town of Hamden
 Open Space Data
 from SCRCOG
 Created by Hamden Engineering Staff

Coordinate System:
 NAD 1983 State Plane Connecticut FIPS 0600 Feet
 Date Produced:
 January 31, 2018

DISCLAIMER
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 responsibility for the information contained herein.



Plan of Conservation & Development

Residential Densities

Town of Hamden, CT

Housing Needs

CGS Section 8-23 states that a POCD “shall make provision for the development of housing opportunities, including opportunities for multi-family dwellings, consistent with soil types, terrain, and infrastructure capacity, for all residents and the planning region in which the municipality is located....

It goes on to state that “such plan shall also promote housing choice and economic diversity in housing, including housing for both low and moderate-income households....”

Housing That Is More Affordable

Any discussion of housing affordability exposes a conundrum of a market economy. When selling or renting a residence, owners always want it to be worth more. When buying or renting, people always want it to cost less.

For people that can afford the cost of buying or renting the housing they seek, this is not a major issue. However, there are other people that may not be able to afford the housing adequate for their needs. Housing is considered affordable if a person or family spends less than 30 percent of their income on a mortgage or rent and related costs (taxes, utilities, etc.).

For persons or families earning less than the median income – by definition half of the population, it can become very difficult to find adequate housing they can afford.

Hamden has a number of housing units that sell or rent at affordable prices (naturally occurring affordable housing or “NOAH”) and these houses, condominiums and apartments fill a need. These units are not deed-restricted to certain price levels but are just naturally priced lower due to their characteristics.

The United States Department of Housing and Urban Development (HUD) reports the 2017 income limit for a four-person low-income household in the New Haven region was \$68,000. At the 30% threshold for rent, a household earning that income could afford a rental payment of about \$1,700 per month and the American Community Survey (ACS) data also reports that there are more than 4,000 apartments or homes in Hamden where the gross rent was less than that.

In terms of buying a residence, a mortgage payment of \$1,700 per month at prevailing terms in 2017 (4.5%, 30 years) would support a mortgage of about \$335,000. Assuming that no downpayment was made or required ACS data indicate that over 15,000 housing units in Hamden were valued at affordable levels (i.e. - less than \$335,000). With a down payment, even more housing units would be available.

In other words, Hamden has a diverse housing stock and there is plenty of housing at different price levels to meet diverse housing needs. This is a strength of the community.

“Affordable Housing”

In Connecticut, the term “affordable housing” is used to refer to housing that is specifically dedicated or reserved in some way for households earning 80 percent or less of the area median income, equivalent to an annual income of approximately \$64,750 for a family of three in 2019 (the number is subject to change each year).

Housing is considered to meet this standard if it:

- Receives financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate income housing,
- Is occupied by persons receiving rental or mortgage assistance under the United States Code, or
- Has a deed restriction on the dwelling unit requiring that such dwelling unit be sold or rented such that persons and families earning eighty per cent of the median income or less will not have to pay more than thirty per cent of their annual income for such housing.

Hamden has almost 2,300 housing units that meet these criteria and this accounts for over 9.0 percent of the housing stock in the community:

Governmentally Assisted Units	937
Tenant Rental Assistance	699
Single-Family CHFA/USDA Mortgages	486
Deed Restricted Units	149
Total Assisted Units	2,271
As Percent of 2010 Housing Units (25,114 units)	9.04%

In Connecticut, municipalities with less than ten percent of their housing stock meeting the above criteria are subject to the “Affordable Housing Appeals Procedure”, also known as CGS Section 8-30g.

Since Hamden does not meet the ten percent threshold, it is subject to the “Affordable Housing Appeals Procedure” (CGS Section 8-30g).

This is an important consideration since, if a developer proposes a housing development containing affordable housing meeting certain criteria specified in the statute, such development may not have to comply with all local land use regulations. As a result, in Hamden and elsewhere, some developers have submitted applications for projects that were criticized, due to density, height, design or other aspects, for being distinctly out of character with the environs.

While the creation of affordable housing units can provide many benefits, many communities would prefer that such units be created in a way that fits with the character of the community.

Possible Strategies to Create Affordable Housing

ZONING APPROACHES

1. Adopt an inclusionary zoning requirement requiring that ***any housing development***:
 - create affordable units within that development or elsewhere in the community where such location is found acceptable by the Commission, and/or
 - pay a fee into a municipal Housing Trust Fund.
2. Provide for accessory apartments and other accessory dwelling units (see CGS Section 8-30g for how such units can be counted as affordable units).
3. Allow dimensional flexibility (such as building height or a density bonus) in appropriate areas when it will result in affordable housing units.

PARTNERSHIPS / FUNDING

4. Establish, maintain, and fund a local Housing Trust Fund.
5. Pursue grants for the construction and maintenance of affordable housing.
6. Work with local faith-based and non-profit organizations to create affordable housing units.
7. Seek private donations of property for development of affordable and/or mixed-income housing.
8. Advocate for special legislation to establish a real estate transfer fee to promote creation of affordable housing

OTHER APPROACHES

9. Encourage the placing of deed-restrictions on “naturally-occurring affordable housing” so that Hamden will get credit for such housing.
10. Seek ways to extend deed restrictions for a longer period.
11. Seek ways to convert existing housing units to deed-restricted affordable units through down payment assistance for new buyers, tax reduction for existing single-family and multi-family uses and purchase / restriction.
12. Consider placing affordability restrictions on foreclosed residential properties.

To help address this issue, Hamden has enacted Section 652 of the Zoning Regulations (Multi-Family Dwellings) which requires that any multi-family development or managed residential community of five or more units deed restrict at least 20 percent of the units for 40 years to sell or rent at affordable prices.

If Hamden wishes to gain more control over the development of CGS 8-30g affordable housing in the community, there are two ways to become exempt:

- Find ways to create enough affordable housing units to meet the 10 percent threshold, or
- Find ways to create enough affordable housing units to get a series of four-year moratoria.

To meet the threshold -- 10 percent of the units in the last Census, Hamden would need to have 2,512 affordable housing units. With 2,056 units today, reaching this threshold would require the creation of 456 affordable units. Note, however, that this threshold will change once the 2020 Census is released.

The other way to get a moratorium, is to accumulate enough “housing unit equivalent points” to surpass two percent of the units in the last Census. With 25,114 units in the 2010 Census, Hamden would need to accumulate 503 **housing unit equivalent points**. Points can be obtained as follows:

	Owner-ship Unit	Rental Unit
Family units at 40% of area median income	2.0	2.5
Family units at 60% of area median income	1.5	2.0
Family units at 80% of area median income	1.0	1.5
Elderly units at 80% of area median income	0.5	0.5
Unrestricted units in a “set-aside” development	0.25	0.25
Bonuses for 3+ bedrooms, elderly units mixed with family units, approved incentive housing development, resident-owned mobile manufactured home park	varies	varies

Information compiled previously by Town Staff indicated that at least 272 affordable units had been approved in Hamden since 2005 in 14 projects containing 706 total units. If all these developments were built, detailed analysis may reveal that Hamden is eligible for a moratorium now or in the near future. These units alone could total 380 housing unit equivalent points (1.0 point per affordable units plus 0.25 per market rate unit) and there may be additional projects between 1990 and 2005 that could increase the total.

Housing For An Aging Population

Housing for an aging population is an important consideration for most communities and Hamden is no exception.

For people with adequate incomes, Hamden has a diverse array of housing choices for people to find a housing choice which meets their needs. In addition to independent living, Hamden has a variety of facilities which offer assisted living and other types of assistance / care.

For people who would prefer to remain in their own homes, Hamden has a variety of services which can help people “age-in-place”. The demand for these services can be expected to increase significantly in the future.

The challenge can be that, although people’s life expectancies increase, their financial means do not. As a result, an increased need for subsidized housing for elder people can be anticipated in the future. Since there is already a substantial waiting list for housing managed by the Hamden Housing Authority, work should begin now on finding ways to address this growing need.

Multi-Family Housing



Multi-Family Housing



Housing Authority – Hamden Village



Housing Authority – Centerville Village



Strategies To Guide Residential Development

	Priority	Leader	Partners
1. Continue to encourage housing types and densities that support neighborhoods and promote a walkable, pedestrian-friendly community with a sense of place.	8.4	PZC	PZD
2. Continue to maintain a diverse mix of housing accommodating professionals, singles, families, “empty nesters”, retirees, and elderly.	5.6	PZC	PZD
3. Encourage growth in residential areas within walking distance of major streets.	5.6	PZC	PZD
4. Revisit the zoning designation of multi-family developments as to whether they should be in the T-4 or R-5 zoning designations.	4.4	PZC	PZD
5. To protect and enhance residential neighborhoods, continue to: <ul style="list-style-type: none"> a. Carefully manage special permit uses in residential neighborhoods, and b. Mitigate potential land use conflicts between residential and other uses (scale, setbacks, buffer areas, design compatibility, etc.). 	6.0	PZC	PZD
6. Encourage conservation, maintenance, and renovation of existing housing units to meet current and future housing needs and eliminate (or reduce) blight.	6.8	Town	CD
7. Continue to use the Community Development Block Grant (CDBG) program to provide housing rehabilitation options.	2.0	CD	
8. Seek to retain the supply of “naturally occurring affordable housing” in Hamden since this diversity is a strength of the community.	4.0	PZC	PZD
9. Maintain existing regulations that encourage / require the provision of affordable housing.	5.2	PZC	PZD
10. Investigate whether Hamden has accumulated enough housing unit equivalent points since 1990 to qualify for a 4-year moratorium from the affordable land use appeals procedure (CGS Section 8-30g).	6.0	PZD	
11. Seek to expand the range of housing options that will help meet the needs of the growing number of “empty-nesters” and senior residents, such as congregate housing, housing co-ops and “granny pods.	3.2	PZC	PZD
12. Continue to provide support services for people who choose to “age in place” and anticipate growing demand.	4.0	E/CS	
13. Assist the Hamden Housing Authority to address the growing need for housing for senior citizens.	2.4	HA	

See inside back cover for legend

Community Facilities

Community facilities make significant contributions to Hamden’s quality of life.

In order to continue doing this, Hamden’s community facilities should:

- Be adequate to meet the needs of the community,
- Be maintained and managed to maximize their utility,
- Provide the most efficient service possible, and
- Be designed to adapt to changing needs.

The POCD does not get involved in the day-to-day operation of local departments but does look at:

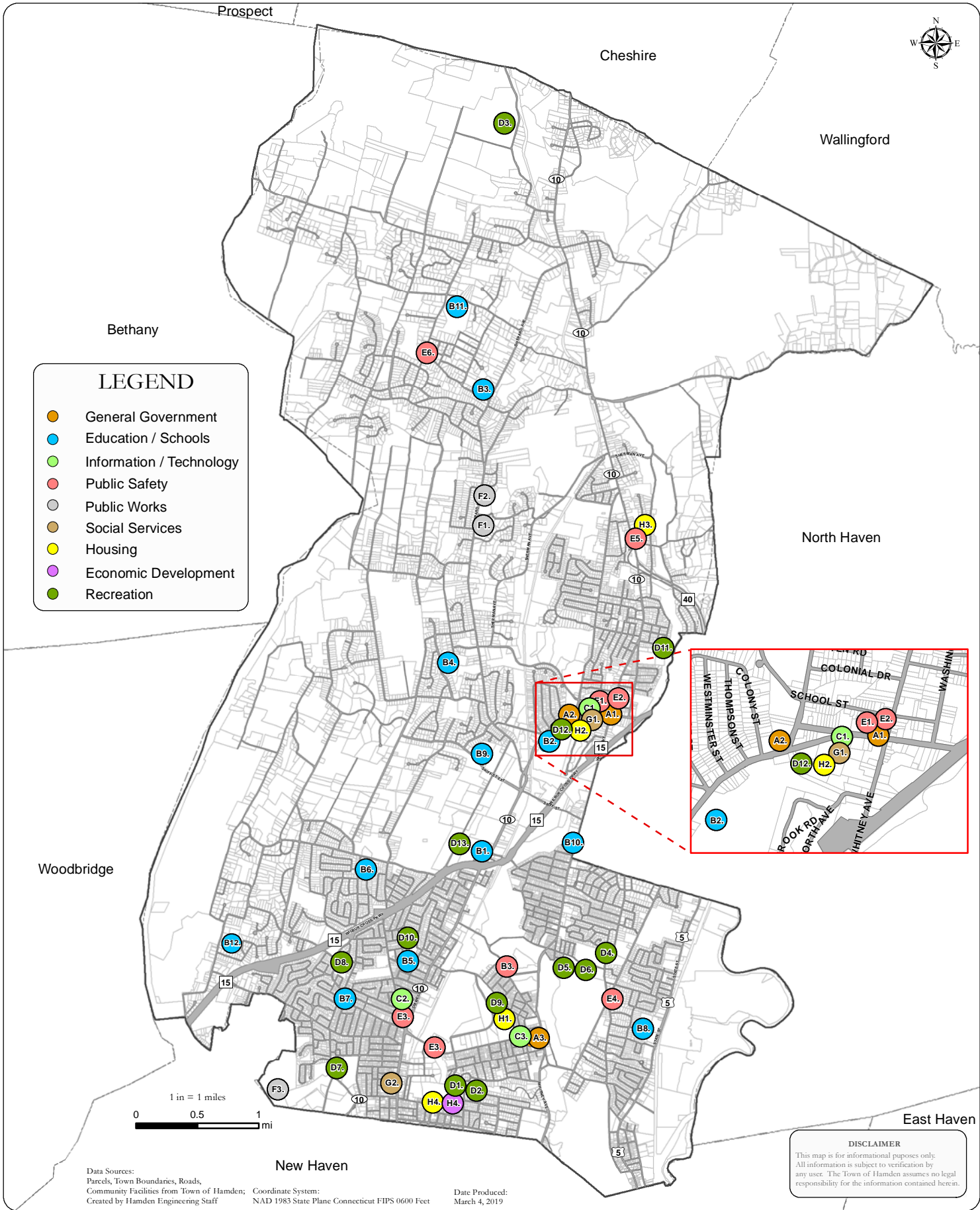
- The adequacy of local facilities to meet anticipated community needs during the planning period and beyond, and
- Whether the potential exists to expand such facilities in the future should the need arise.

5.3 Maintain And Enhance Community Facilities

Provide appropriate municipal facilities and services to maintain and enhance the overall quality of life in Hamden.

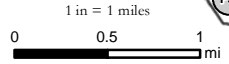
For the purposes of the POCD, community facilities include town buildings and other facilities which provide services to residents. The map on the facing page identifies the location of existing community facilities:

- | | |
|---|--|
| <p>A. <u>General Government (orange)</u></p> <ol style="list-style-type: none"> 1. Memorial Town Hall 2. Government Center 3. BOE Offices <p>B. <u>Education / Schools (light blue)</u></p> <ol style="list-style-type: none"> 1. Hamden High School (9-12) 2. Hamden Middle School (7-8) 3. Alice Peck School 4. Bear Path School 5. Church Street School 6. Dunbar Hill School 7. Helen Street School 8. Ridge Hill School 9. Shepherd Glen School 10. Spring Glen School 11. West Woods School 12. Wintergreen School (interdistrict) <p>C. <u>Information / Technology (light green)</u></p> <ol style="list-style-type: none"> 1. Miller Memorial Library (main) 2. Brundage Library (branch) 3. Whitneyville Library (branch) <p>D. <u>Recreation (bright green)</u></p> <ol style="list-style-type: none"> 1. Rochford Field 2. Villano Park / Splash Pad 3. Brooksvale Park 4. Bassett Park 5. Moretti Field 6. Hamden Dog Park 7. John L. Carusone Field 8. Pine Rock Park 9. John P. DeNicola Park 10. Frank Cesare Park 11. Legion Field 12. Town Center Park / Larry’s Playground 13. Louis Astorino Ice Arena / Tennis Courts | <p>E. <u>Public Safety (light red)</u></p> <ol style="list-style-type: none"> 1. Police Station 2. Fire/EMS Headquarters (Station 4) 3. Fire Station 2 (Circular Ave.) 4. Fire Station 3 (Ridge Road) 5. Fire Station 5 (Mount Carmel) 6. Fire Station 9 (Westwoods) <p>F. <u>Public Works (gray)</u></p> <ol style="list-style-type: none"> 1. Public Works Garage 2. Vo-Ed Garage 3. Transfer Station <p>G. <u>Elderly / Community Services (brown)</u></p> <ol style="list-style-type: none"> 1. Senior Center 2. Keefe Community Center <p>H. <u>Housing (yellow)</u></p> <ol style="list-style-type: none"> 1. Hamden Village (110 units) 2. Centerville Village (40 units) 3. Mt. Carmel Village (70 units) 4. Morse Street (4 units) <p>I. <u>Economic Development (light purple)</u></p> <ol style="list-style-type: none"> 1. Business Incubator |
|---|--|



LEGEND

- General Government
- Education / Schools
- Information / Technology
- Public Safety
- Public Works
- Social Services
- Housing
- Economic Development
- Recreation



Data Sources:
 Parcels, Town Boundaries, Roads,
 Community Facilities from Town of Hamden;
 Created by Hamden Engineering Staff

Coordinate System:
 NAD 1983 State Plane Connecticut FIPS 0600 Feet

Date Produced:
 March 4, 2019

DISCLAIMER
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Plan of Conservation & Development

Community Facilities

Town of Hamden, CT

Facilities Expected To Be Adequate For Community Needs To 2030

- Government Center
- Memorial Town Hall
- Police Department
- Recreation Facilities
- Recycling
- Solid Waste

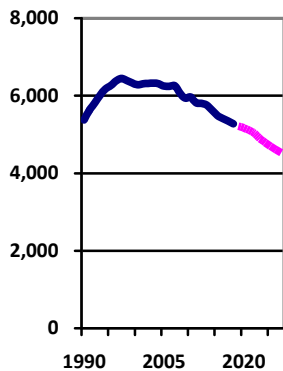
The following provides a macro-level overview of community facility needs and issues in Hamden (listed alphabetically within each category):

Facilities Not Expected To Be Adequate For Community Needs To 2030

Animal Control	<ul style="list-style-type: none"> • Hamden currently rents space from local veterinarians, an inefficient and expensive method for animal control operations.
Community Services (Keefe Center)	<ul style="list-style-type: none"> • Facility does not appear adequate for community needs • Study recommended of how to best address community needs
Housing Authority	<ul style="list-style-type: none"> • Demand / need for units exceeds supply • Aging population will increase demand in the future
Senior Center	<ul style="list-style-type: none"> • Facility does not appear adequate for community needs and the elderly population is expected to grow significantly • Could relocate to a former school or other location

School Enrollments

Enrollment projections prepared for the Board of Education suggest a continued decline in overall enrollment over the next decade or so.



Facilities Where Attention Appears To Be Needed

Education / Schools	<ul style="list-style-type: none"> • Board of Education is in the process of “right-sizing” facility capacity in light of decreasing enrollments • Long term enrollment trends (see sidebar) may result in additional facility adjustments in the future • Issues of racial balance may complicate school facility planning
Emergency Medical	<ul style="list-style-type: none"> • Call volume is increasing for emergency medical assistance and this may need attention
Fire Department	<ul style="list-style-type: none"> • Renovation / replacement of two of five fire stations is desired
Library Services	<ul style="list-style-type: none"> • Resources split among three facilities resulting in limitations / issues at each facility • Study recommended of how to best address community needs
Public Works	<ul style="list-style-type: none"> • Existing facilities are intensively used and there is limited space for storage of equipment / materials • Might benefit from a neighborhood substation to stage equipment / materials

Government Center



Keefe Center



Strategies To Maintain And Enhance Community Facilities

	Priority	Leader	Partners
1. Provide and maintain community facilities and services to meet community needs in an efficient and cost-effective way.	2.0	Mayor	LC
2. Locate community facilities to support desired overall community structure and enhance “sense of place.”	2.8	Mayor	PZC PZD
3. Undertake a comprehensive evaluation of community facility needs in Hamden, including whether it is possible to decrease the overall footprint of municipal facilities (and the costs thereof): a. Consolidation of functions, and b. Repurposing of facilities and/or sites not needed for other public or private uses.	6.4	Mayor	
4. Investigate how to address facility adequacy at the following facilities: a. Community Services (Keefe Center) b. Housing Authority c. Animal Shelter d. Library(ies) e. Senior Center f. Public Works	5.2	Mayor	CD HA Police Lib. SC PW E/CS
5. Establish a long-term capital improvement plan to align municipal facility needs with available funding.	4.4	Mayor	LC
6. Consider undertaking a recreation facilities master plan to ensure there are sufficient facilities throughout Hamden to meet the needs of all user groups.	3.6	Rec.	TCP
7. Continue to “right-size” educational facilities in light of the continued decrease in projected enrollments.	4.0	BOE	
8. Consider establishing a town-wide maintenance function for all municipal facilities (Town and School).	5.2	Mayor	LC BOE
9. Seek opportunities to create additional meeting space for community activities.	1.2	Mayor	
10. Continue to monitor how the changing age composition affects the demand for emergency medical services, dial-a-ride, and other services.	2.4	Town	Fire E/CS SC HA
11. Seek to acquire properties (if any become available) adjacent to existing facilities in order to allow for future expansion / renovation of existing facilities rather than having to develop entirely new sites.	3.2	Mayor	
12. Continue to monitor school enrollments in order to anticipate future enrollment trends well in advance.	4.4	BOE	
13. Explore regional approaches to community services and facilities.	2.8	Mayor	



Hamden does a good job maintaining its public buildings and other community facilities ...

Strongly Agree	13%
Agree	67%
Disagree	13%
Strongly Disagree	4%
Don't know	3%

Hamden has adequate recreation facilities and services for households like mine ...

Strongly Agree	13%
Agree	50%
Disagree	26%
Strongly Disagree	6%
Don't know	6%

Agree / Strongly Agree By Household Type

With Children	59%
No Children	64%
Refused	50%

Hamden should try to create a community center for people of all ages ...

Strongly Agree	20%
Agree	51%
Disagree	21%
Strongly Disagree	3%
Don't know	5%

See inside back cover for legend

Evolution Of Roads

In the years following the initial settlement of Hamden, transportation was mostly by foot or horse and major trips occurred by sea. The resulting road system focused on moving people and goods to and from New Haven and its port.

Roads connecting to other inland settlements were poorly developed and there were few, if any, roads connecting to Hartford or other areas nearby.

This is a key reason why the Hamden road system contains several north-south roads but is not as well developed with interconnecting east-west roads.

5.4 Address Vehicular Transportation Issues

Provide a diverse, safe and efficient transportation network that meets the needs of the community.

The roadway system in Hamden is functionally important to the day-to-day life of the community. This section of the POCD looks at the roadway system to ensure that it will continue to meet community needs, efficiently and cost effectively, into the future.

Street Form and Function

Hamden's system of public streets fulfills three basic ***circulation*** functions:

- Access to individual homes and properties (local roads),
- Conveyance of travelers from local neighborhoods to main roads (collector roads), and
- Connection of Hamden to other towns and regions (arterial roads and expressways).

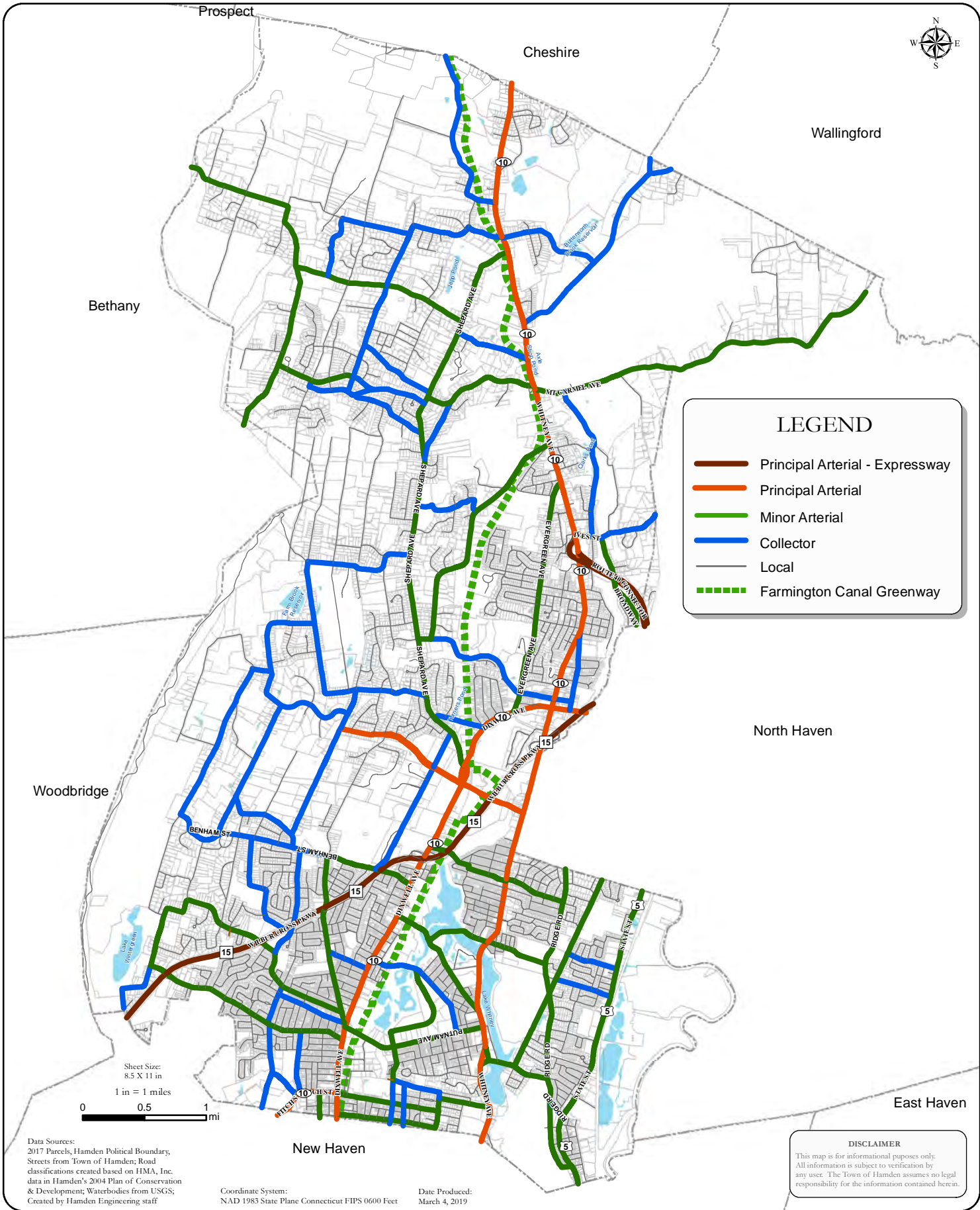
The map on the facing page identifies the general functional role of streets in Hamden.

At certain times, high traffic volume and/or congestion can be evident in some locations due to the concentration of cars on the north-south roadways. Areas or locations which exhibit significant congestion or accident concentrations should be addressed as circumstances warrant.

Access Management

In order to carefully preserve traffic capacity on roadways and reduce accident potential, the Commission may wish to incorporate specific access management provisions in the Zoning Regulations, especially along arterial roadways.

The concept of "access management" is to reduce the number of driveways and curb cuts along major roadways, since such interruptions decrease the capacity of the roadway and introduce safety issues due to turning movements. Sharing of driveways and interconnections between properties makes more efficient use of the limited capacity that is available.



LEGEND

- Principal Arterial - Expressway
- Principal Arterial
- Minor Arterial
- Collector
- Local
- - - Farmington Canal Greenway

Data Sources:
 2017 Parcels, Hamden Political Boundary,
 Streets from Town of Hamden; Road
 classifications created based on HMA, Inc.
 data in Hamden's 2004 Plan of Conservation
 & Development; Waterbodies from USGS;
 Created by Hamden Engineering staff

Coordinate System:
 NAD 1983 State Plane Connecticut FIPS 0600 Feet

Date Produced:
 March 4, 2019

DISCLAIMER

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Plan of Conservation & Development

CT DOT Road Classifications

Town of Hamden, CT



Hamden is doing a good job calming traffic and managing speeding in my neighborhood ...

Strongly Agree	12%
Agree	46%
Disagree	26%
Strongly Disagree	15%
Don't know	1%

“Traffic Calming”

According to the Institute of Transportation Engineers, traffic calming is the “combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users. This can include:

- Reducing or eliminating cut-through traffic,
- Reducing or eliminating speeding,
- Reducing accident incidence, and/or
- Creating a safer environment for pedestrians and bicyclists.

“Traffic Calming”

Due to the relative lack of major east-west connections as part of Hamden’s street system, there are numerous “cut-throughs” where traffic seeks to travel on local streets to get to other parts of the community. This is unfortunate since it can turn what was intended and built as a local street into the functional equivalent of a collector street (more traffic seeking to travel at higher speeds).

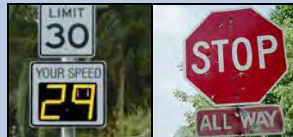
To address this, Hamden has been implementing “traffic calming” along certain streets as a way to deter through traffic and manage it more effectively.

The POCD supports the continued deployment of traffic calming measures, as appropriate, to manage through traffic in residential neighborhoods. Traffic calming should generally allow for through traffic, provided it occurs in ways that are respectful of the nature of the local streets and abutting uses.

Sample Of Possible Traffic Calming Techniques



Awareness - A neighborhood meeting can raise awareness of the issue and involve residents in identifying possible approaches.



Signage – Signage informs motorists of acceptable speeds and/or behavior. Roads can be marked for “no trucks.” Unreasonably low speed limits are not recommended.



Speed Enforcement – Enforcement of speed limits and other traffic laws in neighborhoods can help slow traffic and help police learn when and where to focus their traffic calming efforts.



Narrowing Travel Lanes - Narrowing travel lane width can calm traffic. A constriction (choker, chicane, etc.) can also be effective although it can hamper snow plows and emergency response.



Mini-Roundabouts - A mini-roundabout is a street intersection feature which requires vehicles to slow down and navigate around the island in an intersection and yield to vehicles already in the roundabout.



Speed Bump / Hump – Temporary or permanent raised sections of roadway which can deter speeding and cut-through traffic. However, they can also create issues for snow plowing and emergency response.

Pavement Management

The POCD recommends that Hamden continue to maintain roadway pavement as efficiently and economically as possible. Pavement has a useful life and the Town has found it is cheaper to preserve pavement quality by on-going crack-sealing and chip-dealing activities rather than let a road depreciate until it needs to be rebuilt.

Studies over the years have shown that roadway pavement deteriorates in an “S-shaped” fashion and that minor expenditures up front (in the “preservation” phase) can avoid major expenditures later (in the “rehab” or “reconstruction” phases). Overall, Hamden may not be devoting adequate funding to pavement management to avoid deterioration of the pavement and a larger cost in the future. Hamden should continue to implement and fund a long-term pavement management program.



Hamden is doing a good job maintaining and repairing roads ...

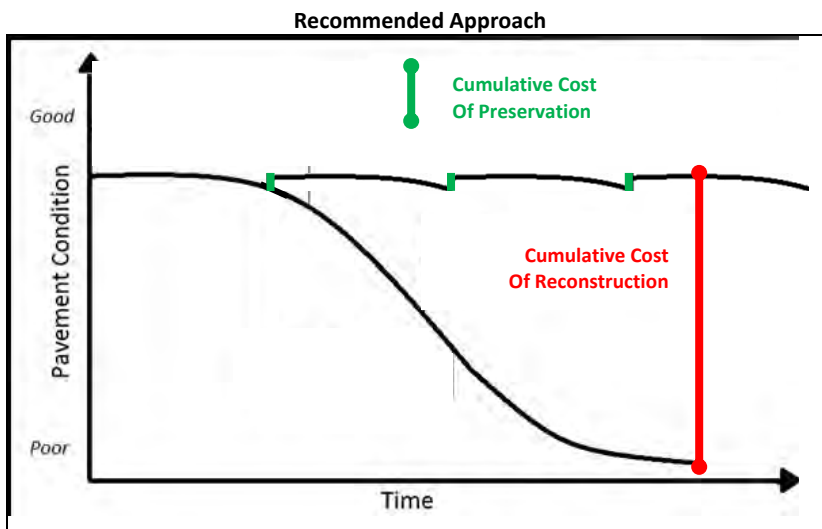
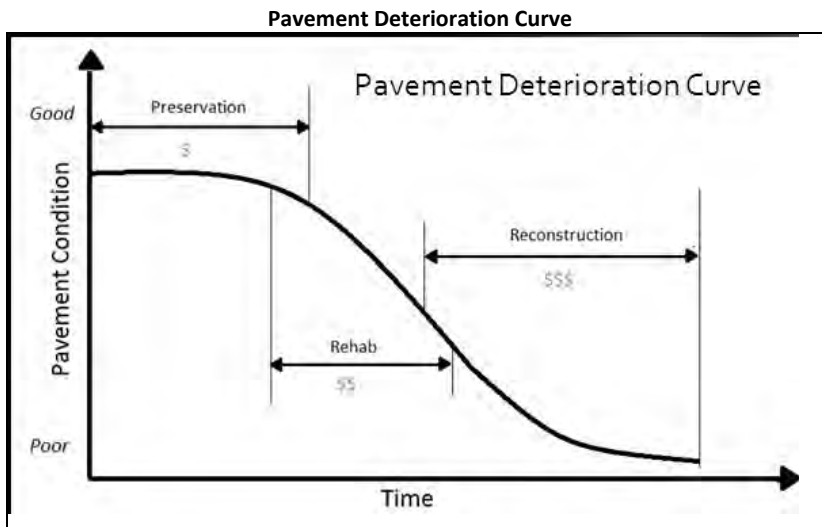
Strongly Agree	5%
Agree	34%
Disagree	36%
Strongly Disagree	24%
Don't know	1%

Pavement Management

Pavement management is an approach to maintaining a roadway system (pavement quality) as efficiently and economically as possible.

A comprehensive pavement evaluation is undertaken and then the overall quality of the roadway system can be monitored over time. Since the life cycle of pavement has been studied extensively, the most cost-effective strategies to maintain the roadway can be determined.

Maintenance and repair can be scheduled at the most appropriate times to reduce the life-cycle cost of maintaining the roadway system.



Roadway Character

It is important to note that the roadway system also has a significant impact on community character and quality of life beyond its traffic circulation function. While roads comprise less than 10 percent of Hamden’s land area, the views along roadways and experiences of residents and travelers may contribute more than half of the sense of community character.

For Hamden to meet its overall community development goals, the circulation functions of the roadway system must be balanced with the character and quality of life issues. To help enhance community character, the POCD supports:

- Maintaining and enhancing street trees and the street canopy,
- Designing streets to provide more emphasis on the needs (and safety) of Pedestrian and bicyclists, and
- Evaluating any proposed Town or State road improvement projects with an eye towards balancing roadway needs with the desire to maintain or enhance scenic characteristics (i.e. – “context sensitivity”).

“Paper Streets” / Unimproved Streets

For a number of reasons, it appears that there are more than 12 miles of roads in Hamden that may or may not be part of the official street system of the Town. Such streets could be pending liabilities if it is ever determined that making these roads passable is the responsibility of the Town.

Hamden should undertake a comprehensive review of all streets in Hamden to ascertain their status and then determine if any action is necessary. Such actions might include:

- Abandonment,
- Discontinuance,
- Retain as is, and/or
- Retain and improve.

The objective of such an exercise would be to avoid future responsibilities to improve and/or maintain roads which are not integral to the overall roadway system of the Town.

Strategies To Address Vehicular Circulation Issues

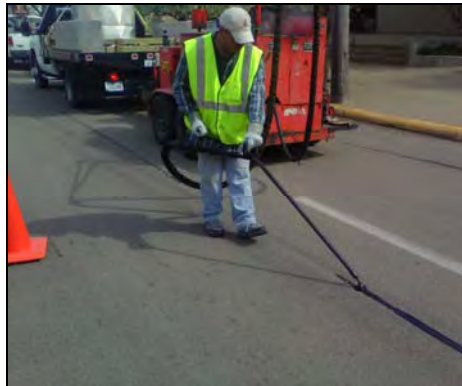
	Priority	Leader	Partners
1. Manage transportation and circulation in ways that will support desired overall community structure and enhance sense of place.	5.2	PW	Eng. TA Police DOT
2. Continue to work with DOT and SCRCOG in identifying and addressing traffic issues (congestion, accident concentrations, etc.) along main transportation corridors.	4.4	Eng.	Police COG DOT PW
3. Implement effective access management strategies along major roadways in order to limit the number and size of driveways, share driveways, share parking areas, and improve traffic operations on the roadway while enhancing vehicular and pedestrian safety.	3.2	PZC	PZD TA Police Eng. DOT
4. As necessary, address safety and capacity issues on Town roadways in Hamden.	4.4	Eng.	Police PW
5. Continue to implement pavement management techniques on Town roads to reduce long-term maintenance costs.	3.6	PW	Eng.
6. Continue to implement traffic calming as a solution to traffic problems in residential neighborhoods and other areas, as appropriate.	2.0	Police	Eng. PW
7. Undertake a study of paper streets / unimproved roads to determine their status and possible inclusion in the roadway system.	0.0	Eng.	PZD PW

See inside back cover for legend

Traffic Accident



Pavement Maintenance



DOT And Complete Streets

In 2014, the Connecticut Department of Transportation (CTDOT) adopted an executive policy promoting “complete streets” including:

- Considering “complete streets” when state or federal funding is used.
- Increasing flexibility for the funding of “complete streets” projects.

Travel Lane Widths

The Connecticut Department of Transportation has also adopted a policy to restripe roadways with eleven-foot travel lanes when opportunities arise (such as paving or painting projects).

This policy change will expand the space available for non-motorized transportation users on a number of State highways and will be almost imperceptible to the motorist (and may slow traffic speeds).

A similar approach may open up new opportunities in Hamden.

5.5 Promote Walking, Cycling And Transit

Promote and support pedestrian, bicycle, transit, and other forms of transportation.

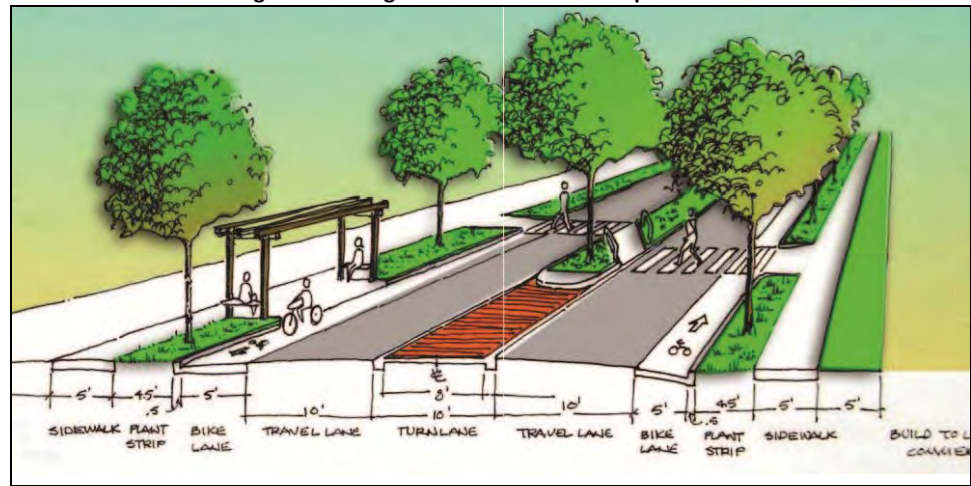
“Complete Streets”

The term “complete streets” refers to a way of enhancing the overall transportation network. For years, roadways were treated as an area exclusively for vehicles. Now, communities around the country are using existing road rights-of-way to enable safe, convenient and comfortable travel and access ***for users of all ages and abilities*** regardless of their mode of transportation.

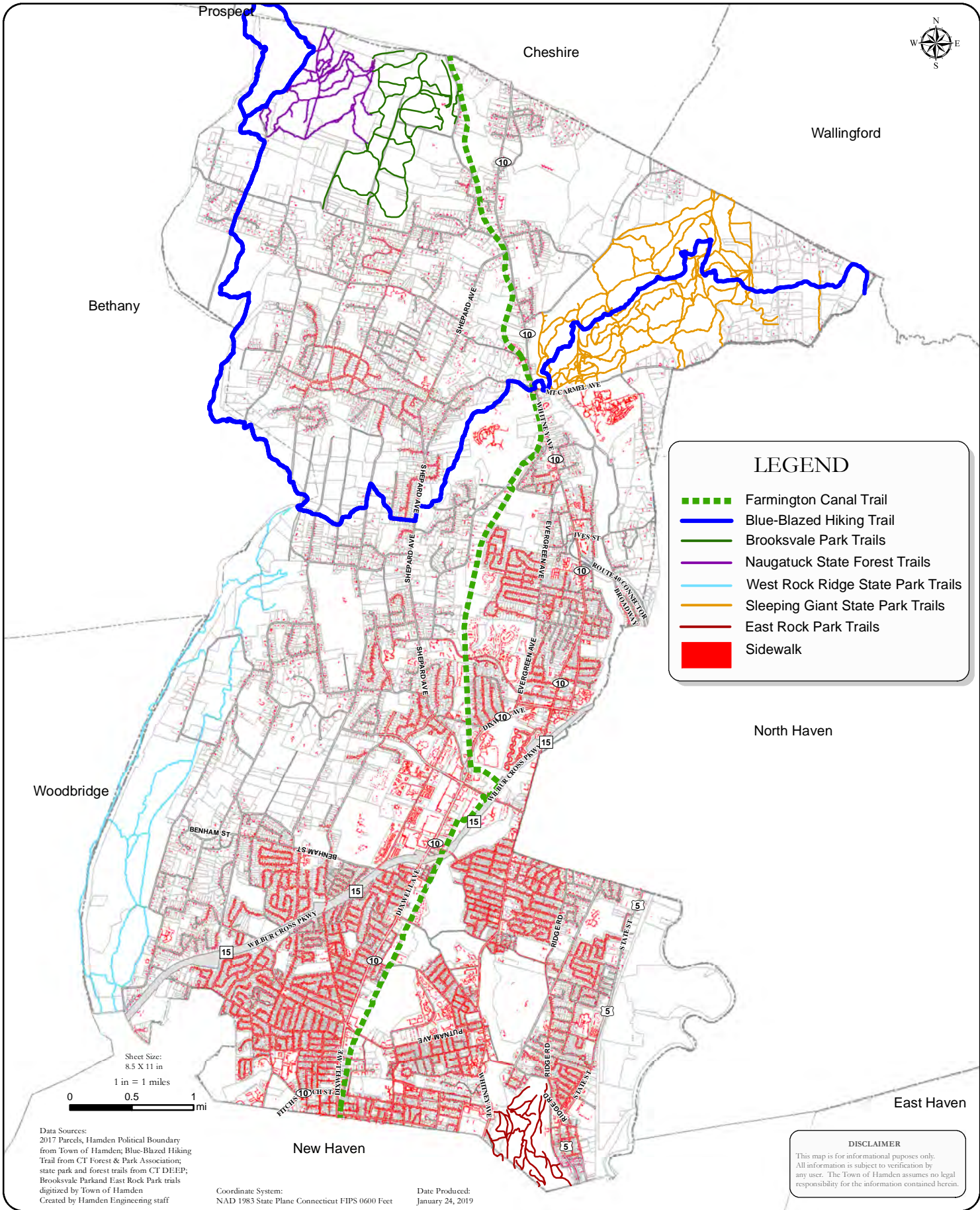
Regional, state and federal transportation agencies (and funding programs) have been turning their attention to “complete streets.”

Hamden should adopt a “complete streets” policy to demonstrate its commitment to improving non-vehicular transportation within the community and take advantage of the transportation network of roadways already in place to make provision for a wider variety of transportation modes than just focusing on vehicles.

Diagram Showing Some Elements Of Complete Streets



The map on the facing page displays the general location of sidewalks and trails in Hamden and the differences between neighborhoods.



LEGEND

- - - Farmington Canal Trail
- Blue-Blazed Hiking Trail
- Brooksvale Park Trails
- Naugatuck State Forest Trails
- West Rock Ridge State Park Trails
- Sleeping Giant State Park Trails
- East Rock Park Trails
- Sidewalk

Sheet Size:
8.5 X 11 in
1 in = 1 miles
0 0.5 1 mi

Data Sources:
2017 Parcels, Hamden Political Boundary from Town of Hamden; Blue-Blazed Hiking Trail from CT Forest & Park Association; state park and forest trails from CT DEEP; Brooksvale Park and East Rock Park trails digitized by Town of Hamden
Created by Hamden Engineering staff

Coordinate System:
NAD 1983 State Plane Connecticut FIPS 0600 Feet
Date Produced:
January 24, 2019

DISCLAIMER
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Plan of Conservation & Development
Pedestrian Areas and Trails
Town of Hamden, CT



Hamden is doing a good job maintaining sidewalks ...

Strongly Agree	7%
Agree	36%
Disagree	33%
Strongly Disagree	15%
Don't know	9%

Pedestrian Facilities

Sidewalks and trails are important assets in Hamden. Many people are surprised to learn that Hamden has over 150 miles of sidewalks in the community as well as many miles of mapped and unmapped trails.

There is growing interest in “pedestrianism” in Hamden and elsewhere. The map on the preceding page shows the location of key pedestrian areas (sidewalks and trails) in Hamden including:

- Concentrations of sidewalks in the southern and central areas,
- Trail systems in the northern and western areas, and
- The Farmington Canal Trail throughout the entire community (and part of a trail extending from New Haven to Massachusetts).

Issues associated with improving “pedestrianism” in Hamden could include:

- Closing gaps in the current sidewalk system,
- Adding sidewalks and connections in key areas,
- Extending sidewalks to serve key destinations,
- Replacing existing sidewalks that have deteriorated, and
- Maintaining, enhancing, and extending trails.

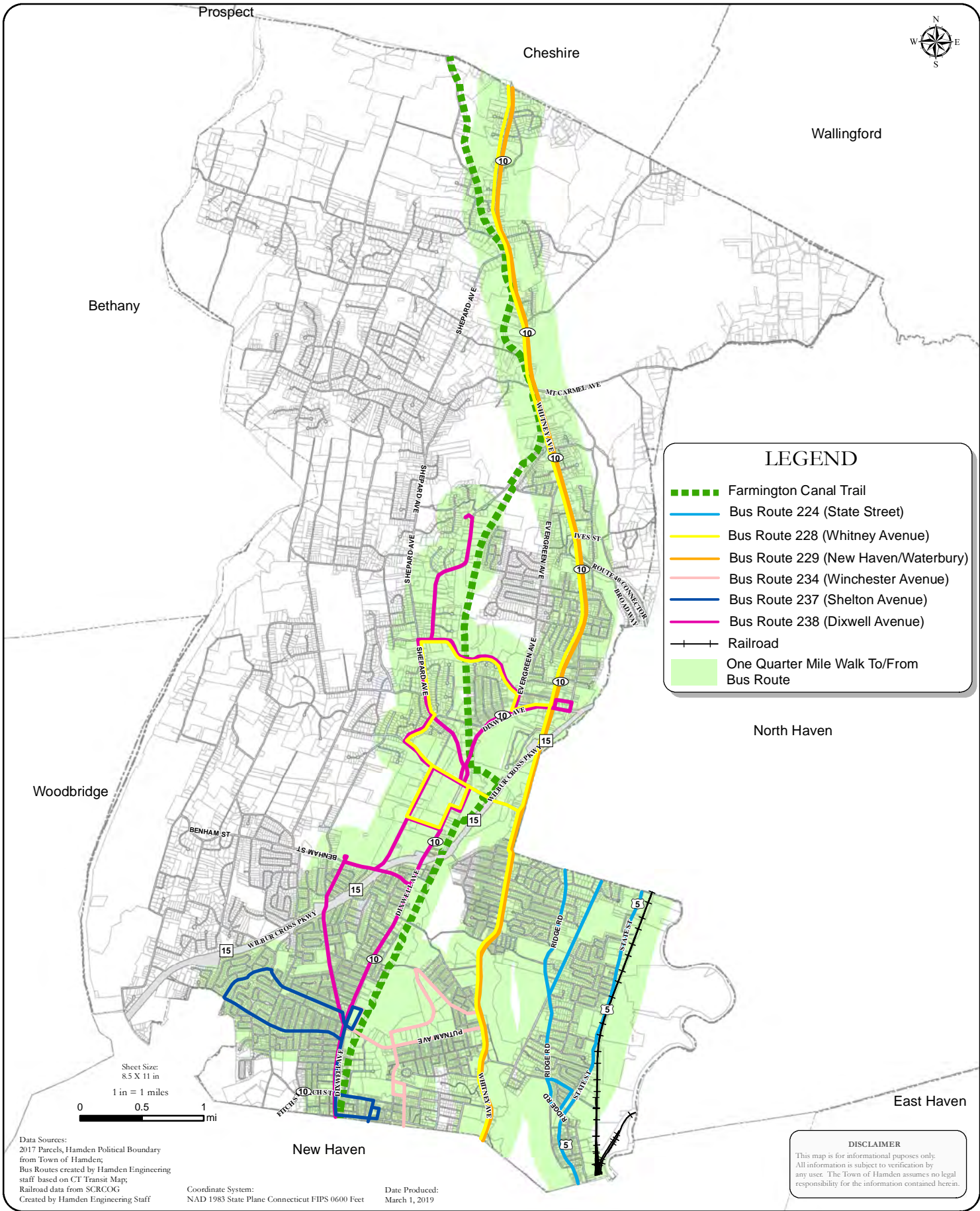
The Engineering Department manages the maintenance and improvement of the sidewalk system based on location, condition, utilization and other factors. One of the projects they are currently working on involves sidewalk connections through the Lake Whitney / Mill River area in order to connect neighborhoods and sidewalks in the Dixwell Avenue area with those in the Whitney Avenue area. This will constitute a tremendous improvement to the overall pedestrian system in the southern part of Hamden.

Bicycle Facilities

There is also growing interest in bicycle usage and Hamden is well situated to take advantage of this. As with pedestrian facilities, the Farmington Canal Trail is a significant asset to the community. The Town may wish to consider ways to further encourage and support bicycle usage.

Bus Transit

As shown by the map on the facing page, Hamden is served by several bus routes generally part of the New Haven regional bus network. These transit routes meet a wide variety of needs for both residents and local workers and provide a transportation option many other places do not have. Hamden should support these transit services for those who need it, those who use it because of the convenience it provides, and for those who like to know the service is available for the situations where they may need it. To improve bus service within Hamden and the region, Route 224 (State Street) should be routed to the Town Center area to interconnect with other bus routes.



LEGEND

- - - Farmington Canal Trail
- Bus Route 224 (State Street)
- Bus Route 228 (Whitney Avenue)
- Bus Route 229 (New Haven/Waterbury)
- Bus Route 234 (Winchester Avenue)
- Bus Route 237 (Shelton Avenue)
- Bus Route 238 (Dixwell Avenue)
- +— Railroad
- One Quarter Mile Walk To/From Bus Route

Data Sources:
 2017 Parcels, Hamden Political Boundary
 from Town of Hamden;
 Bus Routes created by Hamden Engineering
 staff based on CT Transit Map;
 Railroad data from SCRCOG
 Created by Hamden Engineering Staff

Coordinate System:
 NAD 1983 State Plane Connecticut FIPS 0600 Feet

Date Produced:
 March 1, 2019

DISCLAIMER
 This map is for informational purposes only.
 All information is subject to verification by
 any user. The Town of Hamden assumes no legal
 responsibility for the information contained herein.



Plan of Conservation & Development

Bus Transit & Rail

Town of Hamden, CT

Paratransit

Hamden contracts with the Greater New Haven Transit District to provide a “di-al-a-ride” service for eligible persons. Since the number of older residents is expected to increase in the future, a growing demand is anticipated for this service.

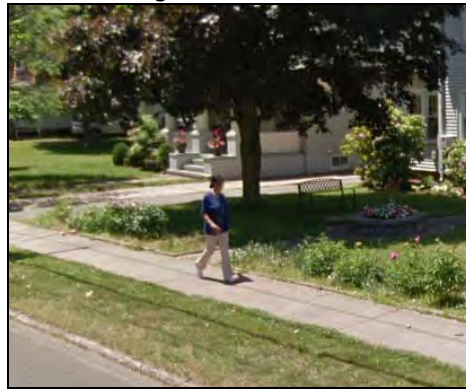
The School Department has discussed partnering with the Greater New Haven Transit District so that students within two miles of the High School (who currently have to walk to school) could use transit busses.

Rail Service

While the New Haven - Hartford rail line goes through Hamden, there is no station or rail stop in Hamden at the present time.

Hamden should seek to have a station along this rail line since the availability of such service would a significant asset to Hamden (residents and businesses) and become more valuable over time.

Neighborhood Sidewalk



Farmington Canal Greenway Trail



Public Transit



Paratransit



Strategies To Promote Walking, Cycling, And Transit

	Priority	Leader	Partners
1. Adopt a “complete streets” policy in Hamden.	1.2	Mayor	LC PZD
2. When road improvements are undertaken, evaluate opportunities to establish “complete streets” in Hamden.	3.6	Eng.	
3. Continue efforts to improve pedestrian access and safety.	3.2	Town	Eng
4. Continue to improve the sidewalk system in Hamden by: a. Closing gaps in the current sidewalk system, b. Adding sidewalks and connections in key areas and to serve key destinations, and, c. Replacing sidewalks that have deteriorated.	6.0	Eng.	
5. Continue efforts to maintain, enhance, and extend the trail system in Hamden.	6.0	NROS	SCRWA DEEP
6. Support accommodations and improvements (including a system of signs and/or pavement markings) which will enhance bicycle use and safety in Hamden.	0.8	Eng.	Rec. PZD
7. Investigate the cost- benefit of being officially recognized as a “bicycle-friendly” community.	0.4	PZD	
8. Continue to participate in regional bicycle planning efforts.	0.0	PZD	
9. Encourage the establishment of a bike-share program and other bicycle-related amenities (such as bike lockers, bike stands, tool racks, etc.).	0.0	Mayor	Rec. LC
10. Continue to seek opportunities to provide parking at selected access points along the Farmington Canal Greenway trail.	3.2	FC	NROS Eng. PZD
11. Continue to support Connecticut Transit bus routes in Hamden.	4.0	Town	
12. Extend Route 224 (State Street) to the Town Center area to interconnect with other bus routes.	4.0	Town	
13. Support a regional study of bus routes to help ensure that bus routes in Hamden serve the needs of residents, workers, and businesses.	4.0	Mayor	COG DOT
14. Continue to support paratransit bus services in Hamden (such as “dial-a-ride”).	2.4	E/CS	Mayor
15. Support the construction of bus shelters, bike racks, and benches at fixed route transit stops.	4.4	Town	COG DOT
16. Seek opportunities to have a train station along the New Haven - Hartford rail line which travels through Hamden.	3.6	Town	COG DOT

See inside back cover for legend

Sewer Service Areas

The map identifies different types of sewer service areas:

Current Sewer Area – areas where sewer service is generally available to properties or where sewer extension is authorized by GNHWPCA and the CT Department of Energy and Environmental Protection.

Planned Sewer Extension Area – areas where sewers do not presently exist and where Hamden wishes to extend sewers in the future for economic development purposes.

Sewer extensions within this area require authorization by GNHWPCA and the CT Department of Energy and Environmental Protection.

Planned Sewer Avoidance Area – areas where properties are expected to rely on on-site septic systems.

5.6 Address Utility Infrastructure

Seek to ensure that adequate utility services are available to meet community needs.

The availability and/or capacity of utility infrastructure should serve the needs of Hamden and the desired community structure and intensity. Utility infrastructure should not, by itself, dictate community structure or density patterns. Utility services should help us create the community we want Hamden to be.

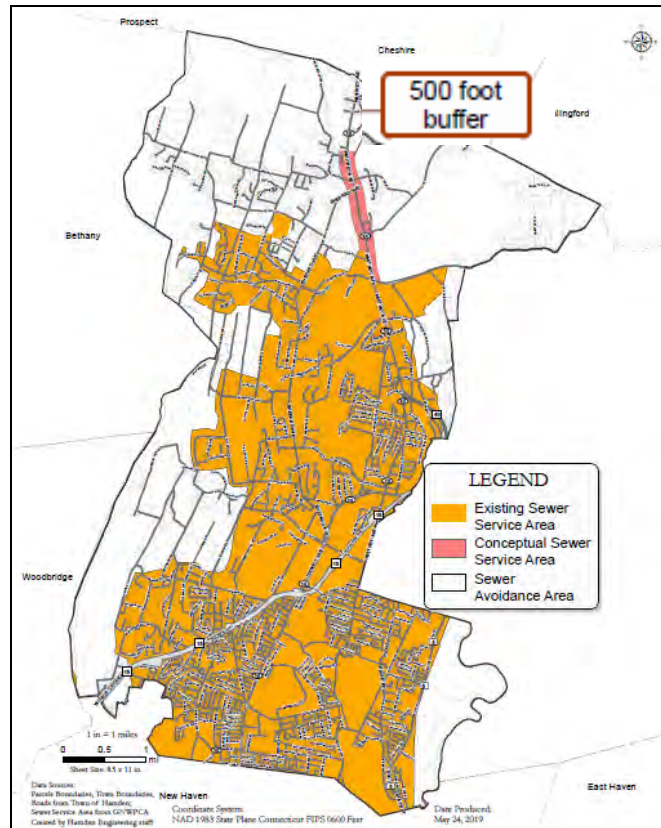
Sewage Disposal

Sewer service is available throughout much of Hamden. Since 2005, the system has been operated by the Greater New Haven Water Pollution Control Authority (GNHWPCA). Overall, the sewer system is expected to be adequate to meet community needs during the planning period and beyond.

During the planning period, Hamden intends to pursue the extension of sewers to properties fronting on northern Whitney Avenue (possibly as far as Brooksville Avenue) to encourage new economic development in this area.

Properties outside of sewer service areas use an on-site septic system. Such systems are overseen by the Quinnipiack Valley Health District.

Sewer Service Area

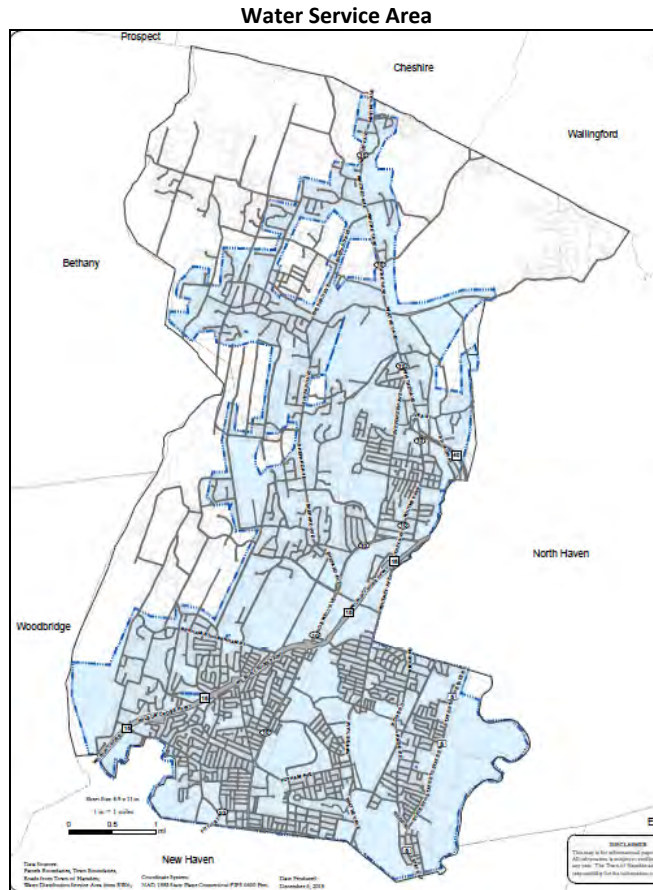


Water Supply

The South Central Connecticut Regional Water Authority (SCRWA) supplies public water in most of Hamden and serves in excess of 90 percent of the population. The SCRWA also operates supply wells in Hamden (see natural resources section for the location of the aquifer protection areas which help protect water quality at these well sites).

The water system is expected to be adequate during the planning period in terms of water quantity and quality. Water service is available to the areas of the community where higher intensity development is anticipated and water service can be extended to areas where it is needed or wanted.

Properties outside of water service areas use an on-site well. Such wells are overseen by the Quinnipiac Valley Health District.



Natural Gas

The Southern Connecticut Gas Company provides gas service within Hamden. Although a service area map is not available for publication, natural gas service is available to accommodate future growth and the supply of natural gas is expected to be adequate during the planning period.

Opportunities to expand the natural gas service area for residents and for businesses should be explored and supported.

Properties in Hamden may also utilize propane to meet their gas needs.



Hamden is doing a good job managing stormwater drainage ...

Strongly Agree	6%
Agree	46%
Disagree	23%
Strongly Disagree	12%
Don't know	13%

LID Approaches

For new development, Section 520.11 of the Zoning Regulations promotes “low impact development” (LID) techniques such as infiltration and natural filters to help address the quantity and quality of stormwater runoff.

A map of soil infiltration capability (where soils may support or inhibit LID approaches) is presented on this page.

LID approaches should be utilized to help distribute the responsibility for addressing drainage issues throughout the community.

Trees can be an important part of this, since they intercept rainfall and allow it to evaporate before reaching the ground.

Stormwater Drainage

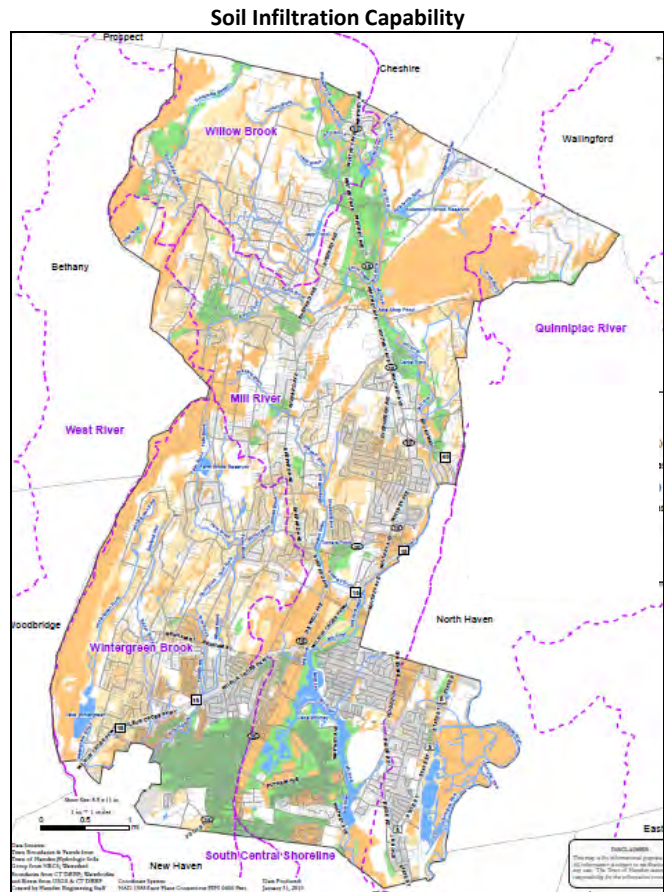
Storm drainage is an important infrastructure issue in Hamden. In years past, a system of underground pipes and culverts was the preferred approach to collecting stormwater and conveying it to an outlet. However, nowadays, there are increasing concerns about:

- The increasing frequency and intensity of storm events due to climate change, and
- The quality and quantity of stormwater runoff when it is collected and discharged to streams and other water bodies.

The new approach for addressing stormwater runoff, called “low impact development” (LID) and/or “green infrastructure,” involves using vegetation and other approaches to clean runoff and infiltrate rainfall into the ground as close as possible to where the rain falls. This includes the use of rain gardens, water quality basins, infiltration basins, and similar techniques.

The adjacent shows areas where LID approaches would be expected to be more effective, since the soil drains well (shown in green and white) and areas where LID approaches would not be expected to be as effective due to soil conditions (shown in tan and orange).

Hamden will continue efforts to use LID techniques to address flooding in the community and improve water quality.



Electrical Service

Electrical distribution in Hamden is provided by United Illuminating. Generally, electrical generation occurs elsewhere and is transmitted to Hamden. Most of the distribution system in Hamden involves overhead wires although there are some areas where the electrical wires are contained in underground conduits.

Over the years, United Illuminating has made significant progress in improving the reliability of its service through improvements to the electrical system. Major storms and other events can still cause service disruptions but periodic tree trimming and other approaches have helped reduce power outages due to storms and other events.

Adequate electrical power is expected to be available in the future to meet the needs of local users and accommodate new technologies and uses (such as electric vehicles and electric charging stations).

Properties in Hamden may also utilize solar panels, wind generators, and other approaches to meeting their electricity needs.

Wired Communications

Wired communication services (land-line telephone and cable communication) in Hamden is provided primarily by:

- Comcast of Connecticut, and
- Frontier Communications (successor to AT&T and SNETCO).

Most people are now obtaining telephone, internet, and cable television service through “bundled services” from Comcast or Frontier. While wired communication service is adequate to meet the basic needs of residents, it is a key objective of Hamden to promote high speed / high capacity broadband service for all parts of the community.

The Town is exploring ways to develop high speed broadband for all citizens and business owners. This would be an important investment for the future economic growth of Hamden.

Street Lighting

Hamden has about 7,000 street lights and so street lights are an important aspect of the community's infrastructure.

At the present time, street lights are being converted to LED lighting due to the potential savings in electricity costs. Attention is being paid to the “temperature” of the LED lights so as to reduce negative environmental / health effects.

The installation of street lights is required in new developments at street intersections and in other locations specified by the Town.

Types Of Wireless Antenna

**Common Tower
With No Camouflage**



**Stealth Monopole
As Flagpole**



**Tree Tower
With Lower Branches**



Address Wireless Infrastructure

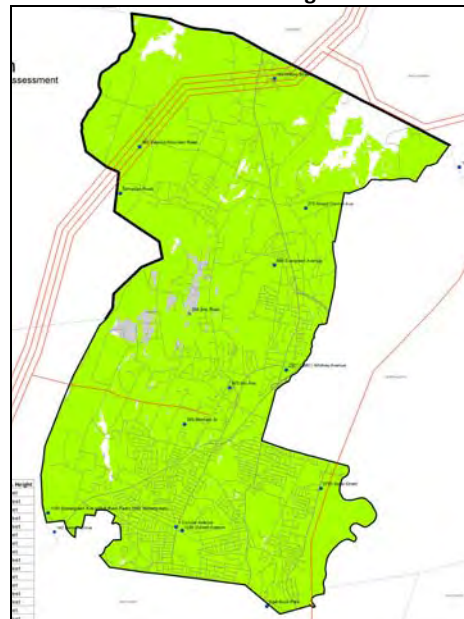
Most people are using mobile phones and other wireless devices (some people are relying exclusively on them) and the capacity of the wireless system is an important consideration.

The maps below illustrate that Hamden enjoys reasonable wireless service in most parts of the community (the maps are a blend of coverage information from all providers as compiled by the Connecticut Siting Council).

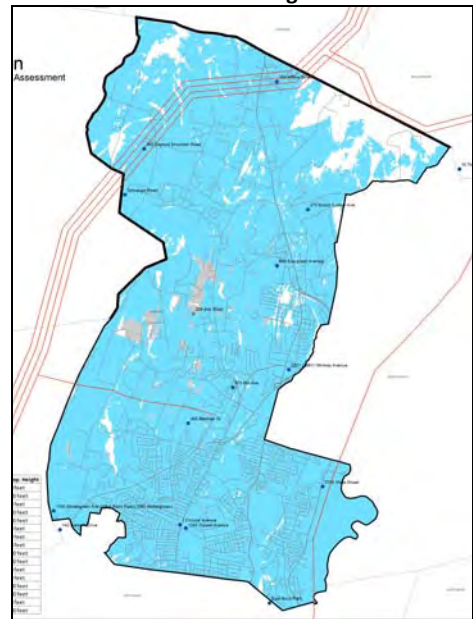
Overall, adequate wireless communication service is expected to be available to meet the needs of local users and this service can be adapted in the future as data communication (GPS, internet searches, phone “apps”, etc.) overtakes voice communication.

Overall, Hamden intends to support the improvement of wireless coverage throughout the community using the least visually obtrusive means possible. This can and will include camouflage installations (such as tree replicas, water tower replicas, etc.) “stealth” technologies and a transition to “5-G” approaches which use smaller installations on existing utility poles in high usage areas.

Cellular Coverage



PCS Coverage



Strategies To Address Utility Infrastructure

	Priority	Leader	Partners
1. Use utility infrastructure to support, but not dictate, desired community structure or intensity in ways consistent with the recommendations of the POCD.	0.0	PZC	PZD
2. Continue to manage sewer service to meet community needs while zoning land in non-sewered areas in accordance with the sewer avoidance guidelines of the Connecticut Department of Energy and Environmental Protection (DEEP).	4.8	Eng.	WPCA PZC PZD Econ.
3. Seek to extend sewers to properties fronting on northern Whitney Avenue towards Cheshire (possibly as far as Brooksvale Avenue) to encourage new economic development in this area.	3.6	Econ.	Mayor WPCA
4. Encourage the provision of adequate water service to meet community needs.	0.8	SCRWA	
5. Encourage the provision of adequate natural gas service to meet community needs.	1.2	Econ.	SCG
6. Continue to address stormwater drainage issues and prepare for issues which may arise due to climate change.	5.6	Eng.	
7. Continue to require the use of “low impact development” (LID) stormwater approaches.	4.4	PZC	PZD Eng.
8. Revisit LID standards as necessary to help address the quantity and quality of stormwater runoff.	5.6	PZC	PZD Eng.
9. Update the town-wide storm drainage plan to identify areas where drainage improvements will be required as well as areas where LID will be effective.	5.6	Eng.	
10. Encourage the provision of adequate electric service to meet community needs.	0.4	UI	Econ.
11. Balance tree trimming for electrical reliability with other considerations.	2.0	UI	TC
12. As opportunities arise, seek to place utility lines underground.	2.8	UI	PW
13. Encourage the provision of adequate wired communication service, including land line telephone, cable television and wired internet) to meet community needs.	2.8	Town	
14. Investigate ways to establish high speed internet access (enhanced broadband capacity) in Hamden for the benefit of businesses and residents.	7.6	Econ.	
15. Encourage the provision of adequate wireless communication services to meet community needs in the least visually intrusive manner	3.6	Town	

See inside back cover for legend

6

IMPLEMENTATION

Implementation of POCD recommendations is the whole purpose behind the planning process. The planning process should not be all about producing a plan but to identify strategies, policies, and action steps that should be undertaken in Hamden in order to:

- Meet community needs,
- Preserve community character, and
- Enhance the overall quality of life.

If strategies, policies, and action steps to make Hamden a better place are identified but not implemented, the planning process will not have produced the changes desired by the community or realized the full potential of what Hamden could and should be.

Of course, implementation of the POCD will be a gradual and continual process. Many of the policy recommendations in the POCD will be implemented by the Planning and Zoning Commission through zoning amendments, application reviews, and other means. Some policy recommendations will require the cooperation of other local boards and commissions such as the Legislative Council.

However, if the POCD is to be successfully realized, the recommendations must serve as a guide to all residents, applicants, agencies, and individuals interested in the future of Hamden.

Many sections of the POCD also identify specific action steps which can be itemized, scheduled, managed and completed. Action steps lend themselves to monitoring implementation and measuring progress. The POCD anticipates that over time, Hamden will continue to identify and undertake new action steps to help implement the Plan.

This type of process (reviewing the POCD and adding new policies and action steps) will help the POCD (and plan strategies) be relevant over a long timeframe.

6.1 Implementing The POCD

Implement the POCD.

Establish A POCD Implementation Committee

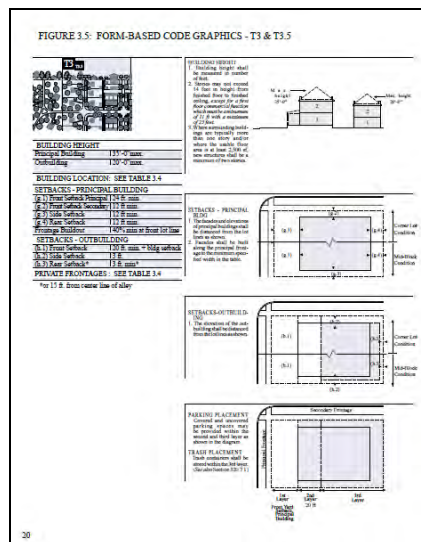
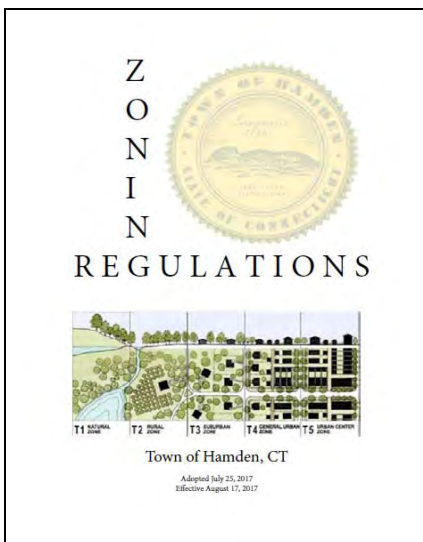
Some communities have found that a Plan Implementation Committee (PIC) can be effective at coordinating implementation of the Plan. The PIC would review the implementation tables in the POCD to establish (and re-establish) priorities in the POCD based on local issues, funding opportunities, staff capacity, and/or other criteria.

The most effective PICs include representatives of various Town boards and commissions. The PIC could meet quarterly (or more often, if needed) to discuss ways to facilitate or accelerate POCD implementation, assess the status of specific recommendations, evaluate the priorities, and even suggest new implementation techniques.

Hamden should consider establishing a Plan Implementation Committee to coordinate implementation of the Plan.

Update The Zoning Regulations

The Zoning Regulations are critical in guiding new development and redevelopment in Hamden and so these regulations should be consistent with POCD goals and recommendations. Over the past decade or so, some concerns have been expressed with regard to the current zoning regulations (see sidebar) and so it is time to review and update the Zoning Regulations, as necessary.



Time For A Tune-Up

The 2009 POCD update set the stage for adoption of a “form-based” zoning regulation in Hamden.

However, over the past decade or so, there have been some criticisms related to the “form-based” zoning regulations:

- The regulations are seen by many as “user-unfriendly” and hard to understand, interpret and apply.
- The regulations are seen as confusing in terms of their organization and layout.
- Related provisions are not located together, so people are surprised when one section seems to contradict (or negate) another.
- There are many exceptions to what seems like a straight-forward interpretation.
- The regulations are seen as inflexible (and unworkable at times) and this results in applications for variances from the Zoning Board of Appeals.
- There is confusion related to the inconsistent meaning of the “T” designations of the different zoning districts.

After almost 10 years of use and experience, the time has come for a “tune-up” of the regulations.

Proposed POCD For Public Hearing – July 2019 Draft

Some approaches for the Planning and Zoning Commission (PZC) to consider when undertaking this update are listed below. The options (which were explained more fully in the briefing booklet prepared as part of the POCD process) are not always mutually exclusive, and several options could be combined if the PZC desired):

1) Reorganize The Regulations	<ul style="list-style-type: none"> Reorganize the regulations to make them more user-friendly and easier to understand, interpret, and apply.
2) Revisit “T District” Names	<ul style="list-style-type: none"> Consider renaming the “T” districts to help people understand the regulatory approach (and community form) intended,
3) Revisit “T District” Boundaries	<ul style="list-style-type: none"> Undertake a town-wide (or neighborhood-by-neighborhood) review of zoning districts and boundaries to ensure they reflect what the Commission desires. Seek to address: <ul style="list-style-type: none"> Split zone properties. The “flip-flop” of districts on short sections of streets. Whether the zoning designation should reflect existing uses or what is desired.
4) Revisit The “T” Zone Uses And Standards	<ul style="list-style-type: none"> Revisit the use and/or dimensional standards in the various districts, since there are some very subtle differences between some of the “T” zoning districts.
5) Consider Streamlining The Approval Process	<ul style="list-style-type: none"> The Commission should review all approval types to see if some Special Permit approvals could be changed to a Site Plan approval process (Commission) or a Zoning Permit process (Staff) Many communities around the country which have adopted form-based regulations have delegated some approvals to Staff, since they have decided that the form-based requirements ensure that an appropriate development will result. This can be attractive to a developer or property owner, since they may be able to take advantage of an expedited approval timeframe.
6) Add An Alternative Approval Process	<ul style="list-style-type: none"> Allow Staff to issue Zoning Permits for more applications that comply with the requirements in the Zoning Regulations. Change the Zoning Regulations to establish a “Planned Development District” (PDD) approach where an applicant can apply to the Commission for a zone change approval of a specific site plan and such approval would create a new zone for that property only modifying one or more of the standards of the form-based code (so that ZBA variances would not be necessary). <u>Such tool should only be applicable in a Business zone (such as the T-3, T-3.5, T-4, and T-5 districts).</u>

Advantages to the alternative approval process (the “PDD approach) could be:

- The detailed plan submitted will allow the PZC to clearly identify the various design aspects of the development.
- Since the PZC would be establishing a new zoning district (such as PDD #XX), it would have the ability (by itself) to modify one or more standards in the zoning regulations to enable the development to proceed.
- When making a decision on a zone change application, the PZC will be acting in a legislative capacity and will have considerable discretion as to what to approve or deny.
- The ZBA would not have to be involved so the applicant would only have to apply to one board.

The PZC should, as part of the application, consider how the applicant proposes to configure the development to accomplish the objectives of the “form-based approach” and to compensate for the relief requested to result in the best development possible. For example, a requirement for 50% of the first floor façade to be glass (for pedestrian-friendliness of the streetscape) might be offset by a small plaza with benches or another amenity for pedestrians.

The PDD regulation should identify “performance objectives” similar to the following so that the PZC would have a framework to evaluate any request to utilize the PDD approach:

Possible PDD Performance Criteria

1. Is the PDD approach necessary to overcome a significant impediment to appropriate development?
2. Will the development as proposed contribute to creating or strengthening:
 - a. A mixed use environment?
 - b. Walkable environment within the site, along the street, and in the neighborhood?
 - c. A pedestrian-friendly streetscape?
 - d. The definition of the public thoroughfare?
 - e. A place with a “sense of place”?
 - f. Other important design objectives?
3. Has the applicant proposed design enhancements that will compensate for the requested modification with regard to:
 - a. Building / Site Design?
 - b. Private Frontages?
 - c. Civic Spaces?
 - d. Building Height?
 - e. Parking / Circulation?

PDD With Master Plan

The Commission could also consider a PDD-type approach for a property or location which might seek approval for a “master plan” of a large area.

The PDD might lock in an approval (by the zone change) until such time as detailed plans were submitted (such as site plans and/or special permits).

This option might have some relevance for Quinnipiac University or for major properties in the “Magic Mile” area.

This option might only be available to properties of 20 acres or more (or other threshold as determined by the Commission).

Update The Subdivision Regulations

The Subdivision Regulations should also be made consistent with POCD goals in order to implement POCD recommendations. Following adoption of the POCD, the Planning and Zoning Commission should undertake a review of the Subdivision Regulations, making whatever revisions are necessary to:

- Implement POCD recommendations, and
- Promote consistency between the POCD and the Regulations.

Implementing The POCD Through The Budget

Annual Operating Budget - The annual operating budget guides municipal spending and so it is an important indicator of municipal priorities. Incorporating POCD recommendations in the operating budget and adequately funding them will certainly help to implement POCD recommendations. Hamden should strive to incorporate POCD priorities into the annual operating budget and adequately fund them.

Capital Budget - Capital projects tend to be long-term investments in the future of a community. When these capital projects help accomplish recommendations in the POCD, the community benefits in a number of ways. Hamden should strive to consider POCD recommendations in the preparation of the capital budget and prioritization of projects.

Maintain The POCD

A POCD should be a dynamic document that is used, reevaluated, and amended as necessary. When a POCD is considered strictly a reference document rather than a working document, its effectiveness in guiding the community can diminish over time.

Hamden should consider keeping this POCD current and not waiting 20 years to update it. The simplest way to maintain the POCD might be to review major sections of the Plan every year by:

1. Holding a workshop session to summarize current POCD recommendations and discuss potential new POCD strategies,
2. Revising POCD sections including any changes to the maps, as appropriate, and
3. Re-adopting the POCD.

Use The Implementation Tables

The chapters of the POCD contain implementation tables which identify leaders and partners responsible for implementing POCD recommendations. Using these tables to guide municipal actions will help implement the POCD.

The implementation tables outline two types of recommendations – policies and tasks. Each policy and action step has a “priority” designation (described in the sidebar on page 15) which can be used to consider the relative weight or merit in the event that two or more policies or action steps are under consideration.

Implement POCD Policies

Policies tend to be continuing activities that may never be fully implemented. They are difficult to monitor in terms of implementation and do not lend themselves to target completion dates.

Implementation of the POCD can be facilitated by using the POCD as a basis for land use decisions by the Planning and Zoning Commission, especially:

- Special Permit applications, and
- Zone changes and text changes.

Implementation of the POCD can also be facilitated by encouraging the Legislative Council and other Town agencies to consider the POCD when making their decisions.

Complete POCD Action Steps

On the other hand, tasks are activities which can be clearly defined and can be monitored in terms of implementation. Tasks (colored red in the implementation tables) also lend themselves to prioritization in terms of implementation.

The table on the following pages identifies the action steps in the POCD organized according to the “priority score” they received. This listing might help guide the Planning and Zoning Commission (and other Town entities) as to which action steps should be undertaken first.



If there was one thing you could change in Hamden, what would it be?

Lower taxes	29%
Fine as is / Nothing	20%
Other	14%
Don't Know	5%
Traffic control	4%
More businesses	4%
Improve schools	4%
Town government	4%
Fix roads	3%
Improve sidewalks	3%
More jobs	2%
Less crime	2%
Improve downtown	2%
Affordable housing	1%
More events	1%
Community center	1%
Better parks	1%

Ranked Action Steps

Rank	Section	Action Step	Priority	Leader	Partners
1.	3.2.6	Promote Economic Opportunity Areas Review the zoning map to enable and encourage the strengthening of economic opportunity areas (southern Dixwell Avenue, for example).	9.6	PZC	PZD Econ.
2.	3.2.3	Promote Economic Opportunity Areas Undertake a planning process (like a charrette) to establish an overall vision for the Southern Dixwell Avenue corridor and the Highwood and Mather/Dixwell opportunity areas.	9.2	PZC	PZD Econ.
3.	3.1.3	Promote Business / Economic Development Review the “form-based” zoning regulations to ensure there is an appropriate balance between economic development and other community goals.	8.8	PZC	PZD Econ.
4.	3.2.5	Promote Economic Opportunity Areas Revisit the zoning for industrial areas such as those along Sherman Avenue, State Street and Putnam Avenue to evaluate which properties should be located: <ul style="list-style-type: none"> • In a manufacturing “M” zone, or • In a “T” zone or other zone where it might help encourage the adaption of older buildings (or sites containing older buildings) to new uses. 	8.8	PZC	PZD Econ.
5.	6.1.4	Implementing The POCD Update the Zoning Regulations (and Zoning Map) to implement strategies, policies, and action steps in the POCD while maintaining the form-based approach in order to focus on creating mixed use, pedestrian-friendly places with a “sense of place.”	8.8	PZC	PZD Econ.
6.	5.6.14	Address Utility Infrastructure Promote provision of high speed internet access (enhanced broadband capacity) in Hamden for the benefit of businesses and residents.	7.6	Econ.	
7.	6.1.6	Implementing The POCD Consider changing the Zoning Regulations to establish a Planned Development district approach (and performance criteria) as outlined in the POCD.	7.6	PZC	PZD Econ.
8.	3.2.4	Promote Economic Opportunity Areas Undertake a planning process (like a charrette) to establish an overall vision for the Mount Carmel opportunity area and include CT-DOT, Quinnipiac University, residents, and businesses in the process.	7.2	PZC	PZD Econ.
9.	4.2.5	Be Resilient Review and improve approaches for preparing for and responding to adverse events and climate change, including: <ul style="list-style-type: none"> • Expanding emergency shelter capacity / supplies, • Procuring redundant energy supply and “off-grid” generation (generators and fuel cells), and • Establishing mobile cellular antennae / charging stations. 	6.8	Fire Police PW	PZD

Ranked Action Steps (continued)

Rank	Section	Action Step	Priority	Leader	Partners
10.	4.3.4	Protect Natural Resources Develop strategies to protect and enhance Hamden’s tree canopy in order to reduce runoff volume, reduce erosion of soils and improve the water quality.	6.8	TC	PZD
11.	6.1.11	Implementing The POCD Regularly review POCD strategies, policies and action steps to ensure they are relevant to community needs.	6.8	PZC	PZD
12.	4.3.2	Protect Natural Resources Update the Inland Wetland & Watercourses regulations to incorporate DEEP advisories and other best practices.	6.4	IWC	
13.	5.3.3	Maintain And Enhance Community Facilities Undertake a comprehensive evaluation of community facility needs in Hamden, including whether it is possible to decrease the overall footprint of municipal facilities (and the costs thereof): a. Consolidation of functions, and b. Repurposing of facilities and/or sites not needed for other public or private uses.	6.4	Mayor	
14.	4.3.5	Protect Natural Resources Review and, as appropriate, modify town policies and procedures concerning tree choices, planting techniques, pruning and maintenance in order to balance the benefits of trees with electrical reliability and other considerations.	6.0	TC	PZD
15.	4.5.4	Address Coastal Issues Work with CT-DOT and property owners to <u>create</u> access to the Quinnipiac River.	6.0	Mayor	NROS PRC Rec. PZD
16.	5.1.19	Enhance Character And Quality Of Life Establish a working group (students, university, owners, Town, police) to address student housing issues	6.0	Mayor	PZD
17.	5.2.10	Guide Residential Development Investigate whether Hamden has accumulated enough housing unit equivalent points since 1990 to qualify for a 4-year moratorium from the affordable land use appeals procedure (CGS Section 8-30g).	6.0	PZD	
18.	5.1.4	Enhance Character And Quality Of Life Revisit and update ordinances related to blight, trash, and quality of life issues.	5.6	Mayor	
19.	5.6.8	Address Utility Infrastructure Revisit LID standards as necessary to help address the quantity and quality of stormwater runoff.	5.6	Eng.	
20.	5.6.9	Address Utility Infrastructure Update the comprehensive, town-wide storm drainage plan in order to identify areas where drainage improvements will be required in the future as well as areas where LID will be effective.	5.6	Eng.	

Ranked Action Steps (continued)

Rank	Section	Action Step	Priority	Leader	Partners
21.	5.3.4	Maintain And Enhance Community Facilities Investigate how to address facility adequacy at the following facilities: <ul style="list-style-type: none"> • Community Services (Keefe Center) • Housing Authority • Animal Shelter • Library(ies) • Senior Center • Public Works 	5.2	Mayor	CD HA Police Lib. SC PW E/CS
22.	5.3.8	Maintain And Enhance Community Facilities Consider establishing a town-wide maintenance function for all municipal facilities (Town and School).	5.2	Mayor	
23.	6.1.5	Implementing The POCD Consider changing the Zoning Regulations to allow more approvals by Site Plan approval (Commission) or Zoning Permit (Staff).	5.2	PZC	PZD Econ.
24.	4.1.1	Become More Sustainable Prepare a long-range energy plan for Hamden.	4.8	EUCC	
25.	5.1.3	Enhance Character And Quality Of Life Consider the best approaches to enhancing design review (including the location of village districts).	4.8	PZC	PZD
26.	4.3.6	Protect Natural Resources Identify trees more resistant to climate change and promote their use.	4.4	TC	PZD
27.	5.1.8	Enhance Character And Quality Of Life Review lighting regulations to minimize impacts to character and quality of life.	4.4	TC	
28.	5.1.9	Enhance Character And Quality Of Life Review noise regulations to minimize impacts to character and quality of life.	4.4	TC	
29.	5.2.4	Guide Residential Development Revisit the zoning designation of multi-family developments as to whether they should be in the T-4 or R-5 zoning designations.	4.4	PZC	PZD
30.	5.3.5	Maintain And Enhance Community Facilities Establish a long-term capital improvement plan to align municipal facility needs with available funding.	4.4	Mayor	
31.	5.5.12	Promote Walking, Cycling And Transit Support a regional study of bus routes to help ensure that bus routes in Hamden serve the needs of residents, workers, and businesses.	4.0	Mayor	COG DOT
32.	6.1.2	Implementing The POCD Establish a Plan Implementation Committee made up of representatives of various boards to prioritize, coordinate, and refine implementation of the Plan.	4.0	Mayor	PZC PZD

Ranked Action Steps (continued)

Rank	Section	Action Step	Priority	Leader	Partners
33.	4.4.6	Preserve Open Space Conduct a comprehensive open space inventory to aid in the preservation of open space in Hamden.	3.6	NROS	LCT
34.	5.1.11	Enhance Character And Quality Of Life Implement best management practices to assure the health and efficiency of Hamden’s tree canopy.	3.6	TC	
35.	5.6.3	Address Utility Infrastructure Seek to extend sewers to properties fronting on northern Whitney Avenue towards Cheshire (possibly as far as Brooksvale Avenue) to encourage new economic development in this area.	3.6	Econ.	Mayor WPCA
36.	4.1.13	Become More Sustainable Consider adopting incentives for projects which incorporate environmental sustainability elements.	3.2	PZC	PZD
37.	4.4.9	Preserve Open Space In order to encourage the preservation of open space as part of a new residential development, review and update Section 440 of the Zoning Regulations and Section 3.4.2 of the Subdivision Regulations.	3.2	PZC	PZD
38.	6.1.7	Implementing The POCD Update the Subdivision Regulations to implement strategies, policies, and action steps in the POCD.	3.2	PZC	PZD Eng.
39.	5.3.6	Maintain And Enhance Community Facilities Consider undertaking a recreation facilities master plan to ensure there are sufficient facilities throughout Hamden to meet the needs of all user groups.	3.0	Rec.	TCP
40.	4.4.10	Preserve Open Space Enact a “fee-in-lieu-of-open space” provision in the Subdivision Regulations for situations where land dedication may not enhance the overall open space system.	2.8	PZC	PZD
41.	5.1.12	Enhance Character And Quality Of Life Update and maintain the list of recommended trees.	2.8	TC	
42.	5.1.14	Enhance Character And Quality Of Life Explore the installation of digital signs at key locations to enhance public awareness of community events.	2.0	Mayor	
43.	5.5.1	Promote Walking, Cycling And Transit Adopt a “complete streets” policy in Hamden.	1.2	Mayor	PZD
44.	5.4.7	Address Vehicular Transportation Issues Undertake a study of paper streets / unimproved roads to determine their status and possible inclusion in the roadway system.	0.0	Eng.	PZD PW
45.	5.5.7	Promote Walking, Cycling And Transit Investigate the cost- benefit of being officially recognized as a “bicycle-friendly” community.	0.0	PZD	

Overall strategies for implementing the POCD are presented below:

Strategies For Implementing The POCD

	Priority	Leader	Partners
1. Implement the POCD using the implementation tables as a guide.	6.8	PIC	PZC
2. Establish a Plan Implementation Committee made up of representatives of various boards to prioritize, coordinate, and refine implementation of the Plan.	4.0	Mayor	PZC LC
3. Use the POCD to guide land use decisions such as Special Permits, map changes, and text changes.	5.6	PZC	PZD
4. Update the Zoning Regulations (and Zoning Map) to implement strategies, policies, and action steps in the POCD while maintaining the form-based approach in order to focus on creating mixed use, pedestrian-friendly places with a “sense of place.”	8.8	PZC	PZD Econ.
5. Consider changing the Zoning Regulations to allow more approvals by Site Plan approval (Commission) or Zoning Permit (Staff).	5.2	PZC	PZD Econ.
6. Consider changing the Zoning Regulations to establish a Planned Development district approach (and performance criteria) as outlined in the POCD.	7.6	PZC	PZD Econ.
7. Update the Subdivision Regulations to implement strategies, policies, and action steps in the POCD.	3.2	PZC	PZD Eng.
8. Use the POCD as a guide when preparing the annual operating budget.	2.0	Mayor	LC
9. Use the POCD as a guide when preparing the capital budget.	2.4	Mayor	LC PZC
10. Coordinate implementation efforts with adjacent municipalities and regional agencies.	0.4	PIC	PZC PZD COG
11. Regularly review POCD strategies, policies and action steps to ensure they are relevant to community needs.	6.8	PZC	PZD

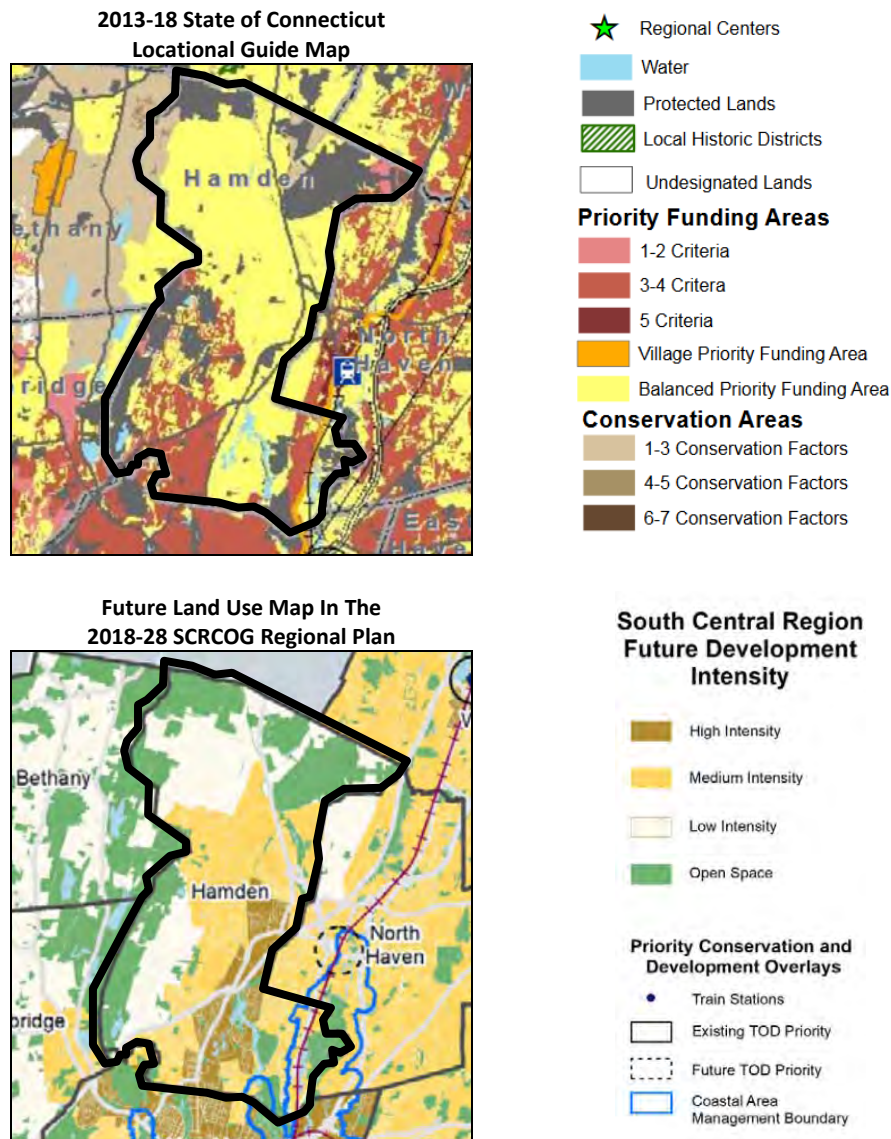
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6.2 Consistency With State / Regional Plans

In accordance with Section 8-23 of the Connecticut General Statutes, the POCD has been evaluated for consistency with the State Conservation and Development Policies Plan (2013-2018) and the SCRCOG Regional Plan of Conservation and Development (2018-2028).

As part of this review, the POCD was found to be generally consistent with the Locational Guide Map in the State Plan and the Future Development Intensity Map in the Regional Plan.

In the future, Hamden should seek to identify business, manufacturing, and other higher intensity zoning districts as priority funding areas in the State Plan.



Consistency With State Growth Principles

In accordance with Section 8-23 of the Connecticut General Statutes, the Plan of Conservation and Development has been evaluated for consistency with statewide growth management principles.

Principle	Findings
<p>1. Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.</p> <p style="text-align: center;">CONSISTENT</p>	<p>A fundamental strategy of this POCD is to continue to promote and encourage mixed use, pedestrian-friendly, transit-oriented development in appropriate areas within Hamden. Hamden has not been designated as a “regional center.”</p>
<p>2. Expand housing opportunities and design choices to accommodate a variety of household types and needs.</p> <p style="text-align: center;">CONSISTENT</p>	<p>Hamden has a diverse housing stock and offers a variety of housing choices. In addition, the Plan promotes strategies to help address the housing needs of an aging population and for housing options that are more affordable.</p>
<p>3. Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.</p> <p style="text-align: center;">CONSISTENT</p>	<p>The POCD recommends pedestrian-friendly mixed-use development in neighborhood and community centers and along transportation corridors where bus service is available.</p>
<p>4. Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.</p> <p style="text-align: center;">CONSISTENT</p>	<p>The POCD contains specific strategies to:</p> <ul style="list-style-type: none"> • Protect natural resources, • Preserve open space, • Protect historic and scenic resources, and • Address climate change.
<p>5. Protect environmental assets critical to public health and safety.</p> <p style="text-align: center;">CONSISTENT</p>	<p>The POCD also contains recommendations to protect water quality (both surface and ground), preserve floodplain areas, minimize runoff, and other similar strategies.</p>
<p>6. Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.</p> <p style="text-align: center;">CONSISTENT</p>	<p>The POCD has been used, and will be used, to coordinate efforts with:</p> <ul style="list-style-type: none"> • Adjacent communities, • Regional organizations, and • State agencies.

6.3 Future Steps

The POCD has been prepared to meet the challenges that will confront the Town of Hamden in the future. It is meant to serve as a guide to be followed in order to enhance the Town’s quality of life, the overall economy, and community character.

The POCD is also intended to be flexible enough to allow adjustments that achieve specific goals and objectives while maintaining the integrity of the long-term goals of the community. Still, the most important step of the planning process is implementation of the Plan’s strategies, policies, and action steps.

During the next few years, some of the goals will be achieved, circumstances will undoubtedly change, and conditions may arise that will suggest that it is time to reconsider some of the POCD strategies, policies, and action steps. Such situations are to be expected. Programs that help achieve community consensus, establish community goals, and promote community welfare will all turn out to be positive steps in the history of Hamden.



ACKNOWLEDGMENTS

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Joseph McDonagh, Vice-Chair

Paul Begemann
Robert Cocchiaro
Maria Isabel Garriga
Joel Mastroianni
Michele Mastropetre
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Special thanks to all the Hamden residents who came to meetings, contributed to discussions, participated in surveys, and helped create this POCD For Hamden.

Proposed POCD For Public Hearing – July 2019 Draft

Designations For Leaders And Partners In The Policies / Action Steps Tables

APA	Aquifer Protection Agency	Mayor	Mayor
Arts	Arts & Culture Department		
		NROS	Natural Resources & Open Space Commission
BOE	Board of Education		
		PRC	Parks and Recreation Commission
C&G	Clean and Green Commission	PZC	Planning and Zoning Commission
CD	Community Development Department	PZD	Planning & Zoning Department
COG	South Central Region Council of Gov'ts.	PIC	<i>Plan Implementation Committee</i>
		Police	Police Department
DEEP	CT Dept. of Energy and Env. Protection	PW	Public Works Department
DOT	CT Dept. of Transportation		
		QVHD	Quinnipiac Valley Health District
Econ.	Economic / Neighborhood Develop. Dept.		
E/CS	Elderly / Community Services Departments	Rec.	Recreation Department
Eng.	Engineering Department		
EUCC	Energy Use / Climate Change Commission	SC	Senior Center
		SCG	Southern Connecticut Gas
FC	Farmington Canal Commission	SCRWA	South Central Regional Water Authority
Fire	Fire Department	SW&R	Solid Waste & Recycling Department
HS	Hamden Historical Society	Tech.	Technology Commission
HP	Historic Properties Commission	Town	Town / Townspeople
HA	Housing Authority	TCP	Town Center Park Commission
		TA	Traffic Authority
IWC	Inland Wetlands Commission	TC	Tree Commission
LC	Legislative Council	UI	United Illuminating Company
LCT	Hamden Land Conservation Trust		
Lib.	Library	WPCA	Greater New Haven Water Pollution Control Authority

In the above table, entities which do not yet exist are highlighted in red italic text.

