



West Haven, CT

2027 PLAN OF CONSERVATION & DEVELOPMENT

CITYWIDE VISIONING WORKSHOP

City of West Haven: 2016-2017



2017 POCD: Community Engagement



2017 POCD: Community Engagement



2017 POCD: Community Engagement



2017 POCD: Economic Development Focus

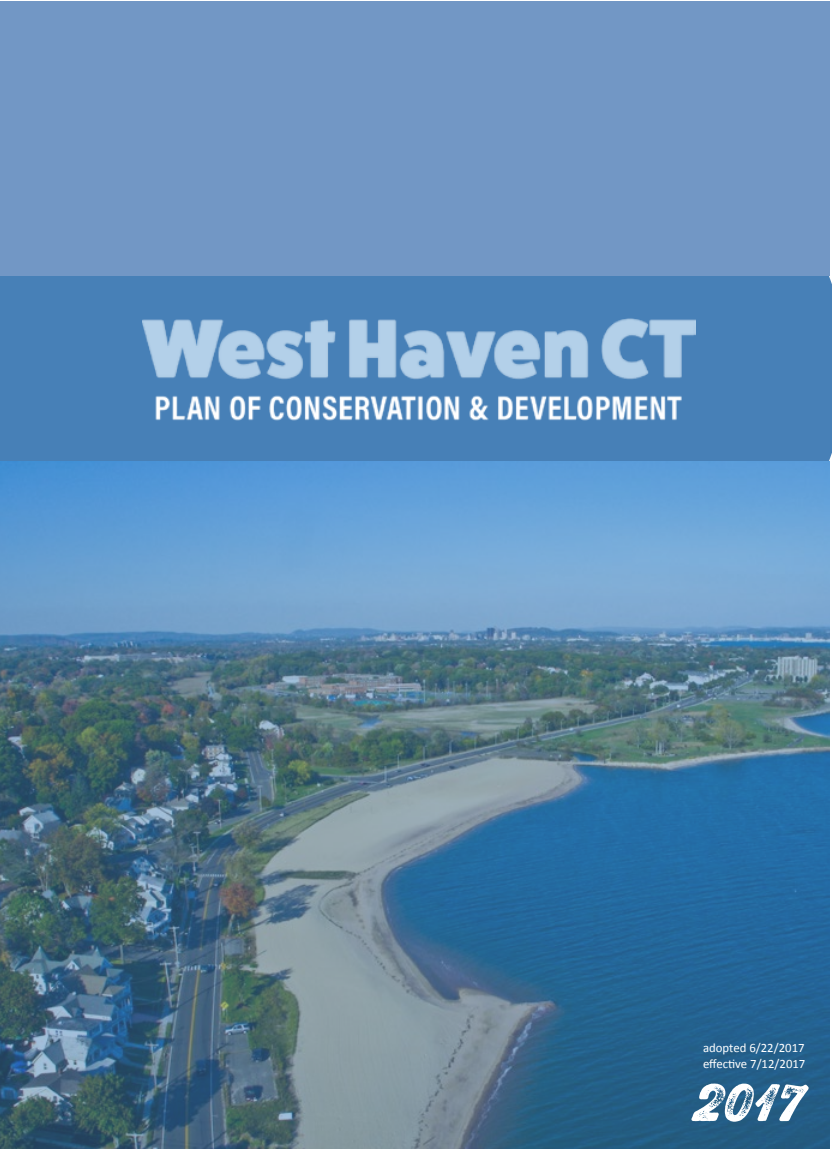


TABLE OF CONTENTS

click on a heading or subheading to go to that section

- ➔ PREAMBLE 6
- 1. INTRODUCTION 7
- 2. OBSERVING THE CITY 17
- 3. ENGAGING THE CITY 41
- 4. PLANNING THE CITY 53
- Plans for Places 55*
- ALLINGTOWN 56
- ROUTE 1 / POST ROAD 60
- DOWNTOWN (a.k.a. “The Center”) 64
- TRAIN STATION AREA 68
- YALE WEST / FRONTAGE ROAD 72
- THE BEACHFRONT & THE BEACH 76
- Making Connections 91*
- GETTING AROUND TOWN 92
- THE IMAGE OF THE CITY 96
- HOMES & NEIGHBORHOODS 100
- Topical Plan Elements 105*
- COMMUNITY FACILITIES 106
- NATURAL & COASTAL RESOURCES 126
- HISTORIC RESOURCES 135
- LAND USE PLAN 139
- 5. MAKING IT WORK 147
- INDEX OF STRATEGIES 152
- APPENDICES 155

2017 POCD: Implementation Assessment (Draft)

DRAFT 2017 WEST HAVEN CT PLAN OF CONSERVATION & DEVELOPMENT (POCD) IMPLEMENTATION ASSESSMENT

#	STRATEGIES	PHASE	RELATED STRATEGIES	COST	PARTNERS	IMPLEMENTED	NOTES
	PLANS FOR PLACES: ALLINGTOWN						
P-A1	Replace the Planned Residential Commercial (RCPD) Zoning District with a New District.	S		\$		NO	
P-A2	Suggest an Impact Area on the Land Use Plan for Preferred UNH Campus Growth.	S		\$	UNH	YES	
P-A3	Prepare a Neighborhood Plan for Allingtown.	S		\$		YES	An Allingtown Steering Committee was formed in 2018 and met until 2020. See meeting minutes.
	PLANS FOR PLACES: ROUTE 1						
P-R1	Reexamine the Regional Business (RB) Zoning District and Commercial Sign Standards	S	P-R2	\$		NO	
P-R2	Prepare a Redevelopment Strategy for Route 1.	M	P-R1, P-R4	\$ \$		NO	
P-R3	Consider Access Management Strategies.	M		\$ \$	CTDOT	NO	
P-R4	Participate in Regional Transit Initiatives.	S	P-R2, M-G4	\$	Mayor's Office	YES	A Route 1 Bus Rapid Transit (BRT) Feasibility Plan was published in 2016. See CTDOT's 2019 Move New Haven Transit Mobility Study
	PLANS FOR PLACES: DOWNTOWN						
P-D1	Encourage Propertyowners to Undertake Building, Façade, and Sign Improvements.	S		\$		NO	
P-D2	Consider a Village District to Protect Historic Features and Improve Design Outcomes.	M		\$		YES	A Village District was adopted.
P-D3	Consider Strategies for Redevelopment.	M		\$ \$		YES	The City received a grant for and is preparing a Downtown Municipal Development Plan (2025)
P-D4	Improve Visibility of Off-Street Parking Available to the Public.	M	M-G3	\$		NO	
P-D5	Seek Opportunities for New or Shared Off-Street Parking for Downtown Customers and Employees.	L		\$ \$		NO	
P-D6	Continue to Promote and Utilize the Green for Markets, Special Events, Arts, and Festivals.	O		\$		YES	



What is a Plan of Conservation & Development “POCD”?

- » A future vision and a set of ideas, concepts, goals, recommendations, and strategies for the City
- » A guidance document (versus a regulatory document)
- » A State of Connecticut requirement for all municipalities
- » Required every 10 years; has a 10-year planning horizon

How Can a POCD be Used?

CITIZENS

(Residents, business owners, developers)

Use the plan to submit development & zoning proposals to the City



CITY COUNCIL

(Elected by citizens)

Use the plan to guide policy decisions regarding land use and zoning and to develop regulations



PLANNING & ZONING COMMISSION

(Citizens appointed by City Council)

Use the plan to provide policy recommendations to City Council



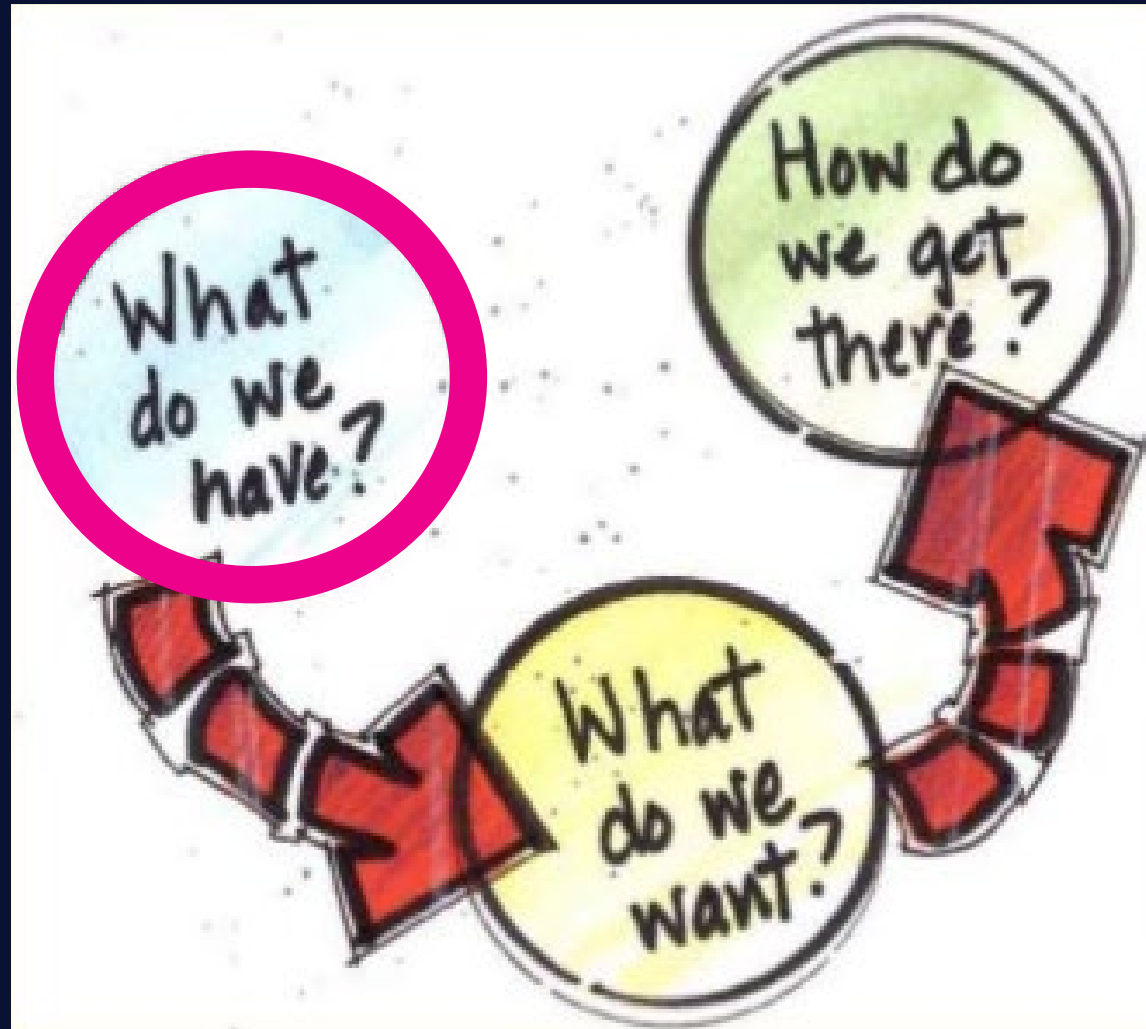
CITY STAFF

(Planning & Development Services)

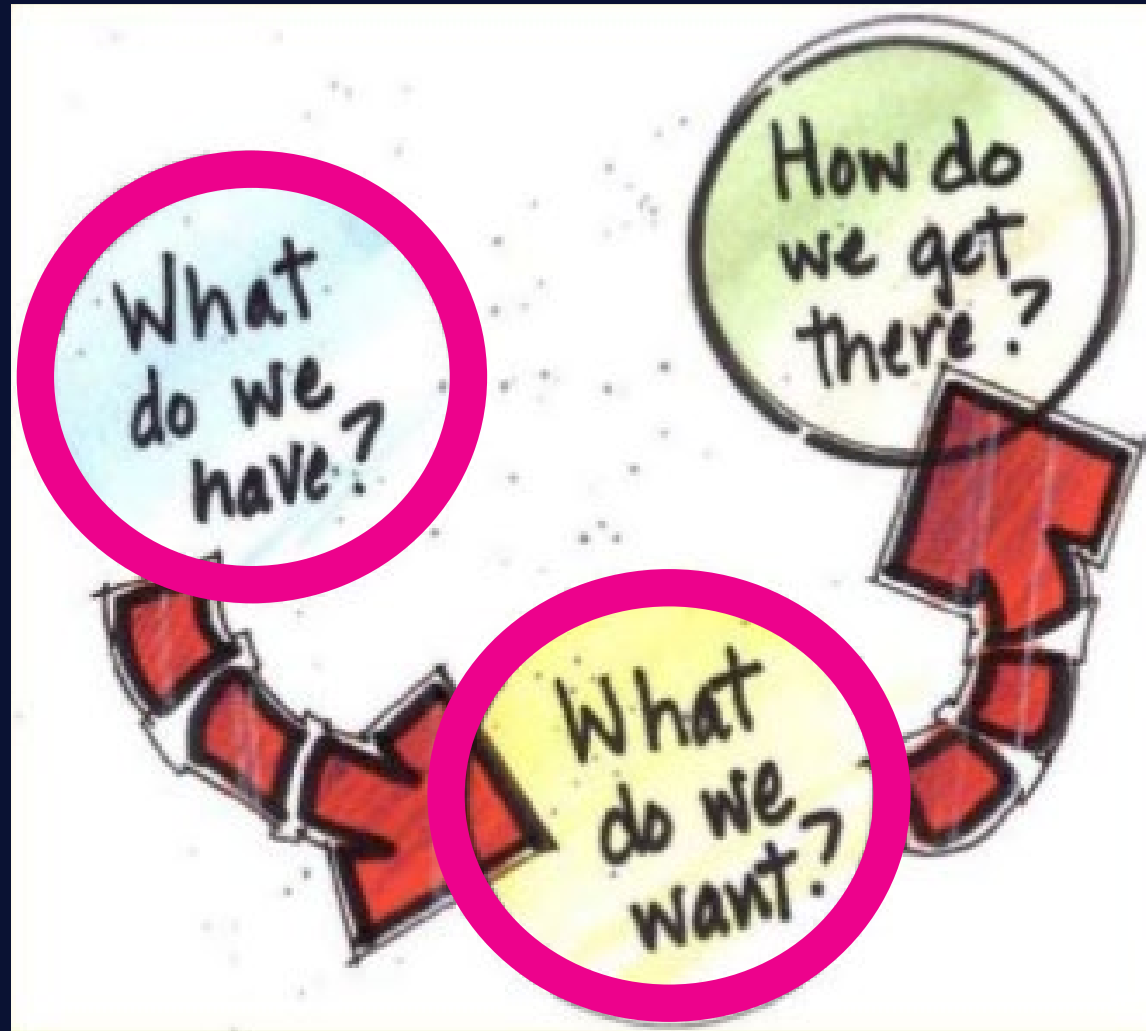
Use the plan to provide land use and zoning recommendations to the Planning & Zoning Commission



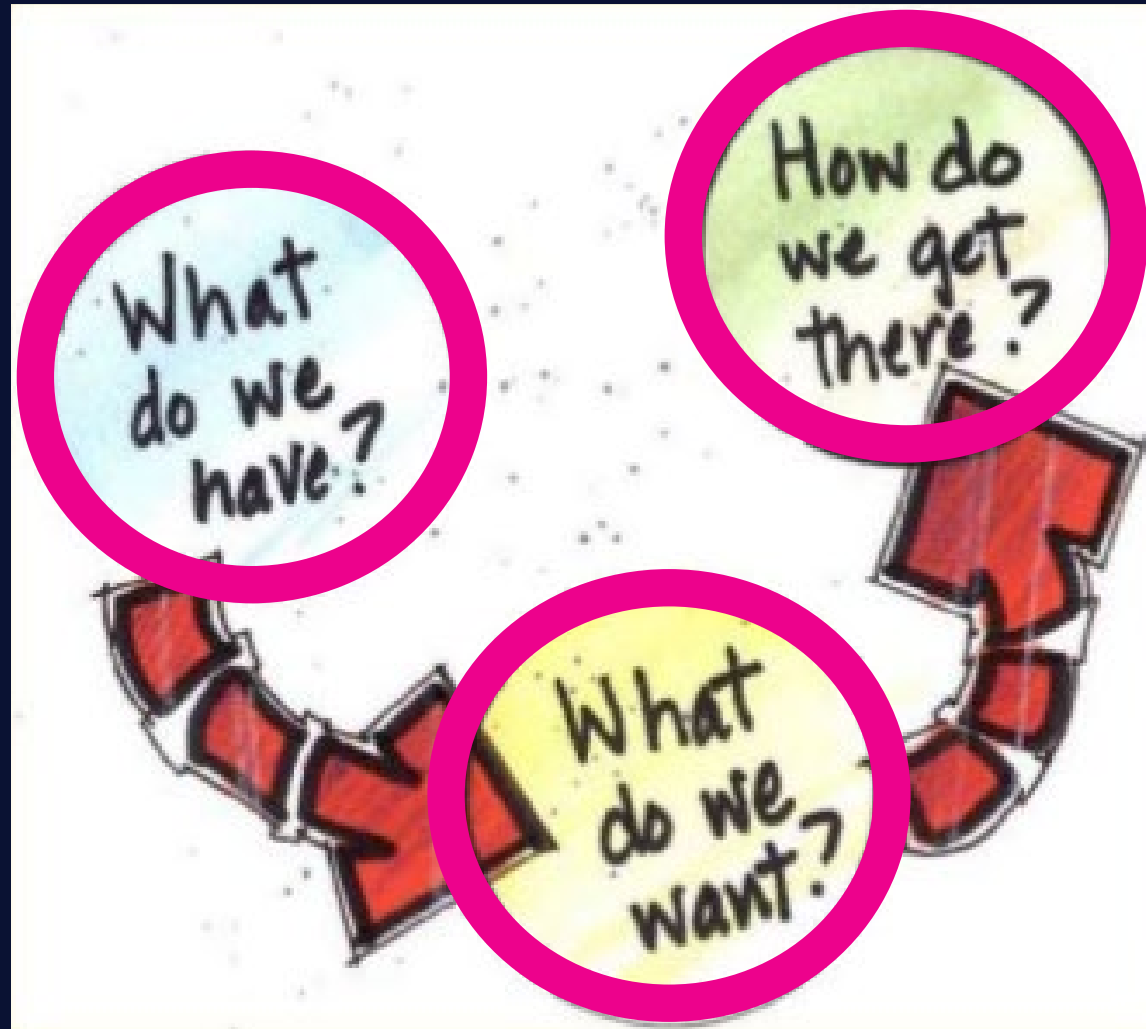
The POCD Creation Process, Simplified



The POCD Creation Process, Simplified

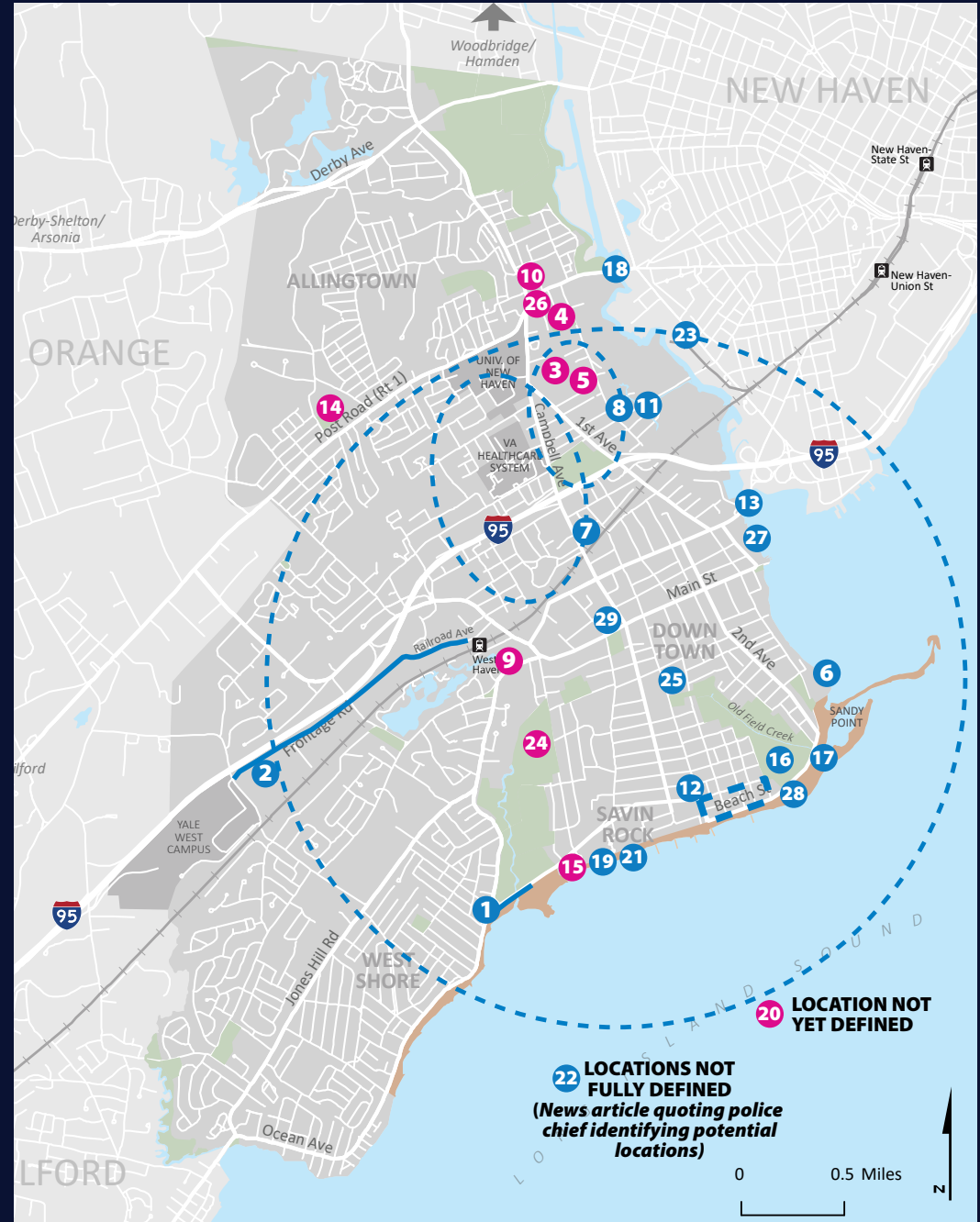


The POCD Creation Process, Simplified



City of West Haven 2018-2026

- » Public Plans & Investments
- » Private Investments
- » Institutional Investments



West Haven 2018-2026: Public Plans & Investments



West Haven Downtown Municipal Development Plan

Final - January 2026



You're Invited!
ECO PARK
GRAND OPENING!

A NEW SHORELINE SPACE.
BUILT FOR NATURE. MADE FOR OUR COMMUNITY.

THURSDAY, JUNE 11
6:00 - 7:00 PM

WEST HAVEN SHORELINE
at Old Grove Park Building,
1 Palace Street

Join the City of West Haven and the
Land Trust of West Haven to celebrate
our beautiful new park and the power
of community and conservation.

RIBBON CUTTING
• MUSIC •
REFRESHMENTS
FAMILY ACTIVITIES
& MORE!

Come celebrate
WITH US!

A STRONGER SHORELINE.
A BRIGHTER FUTURE.
Together.

FREE & OPEN
TO THE PUBLIC!



West Haven 2018-2026: Private Investment

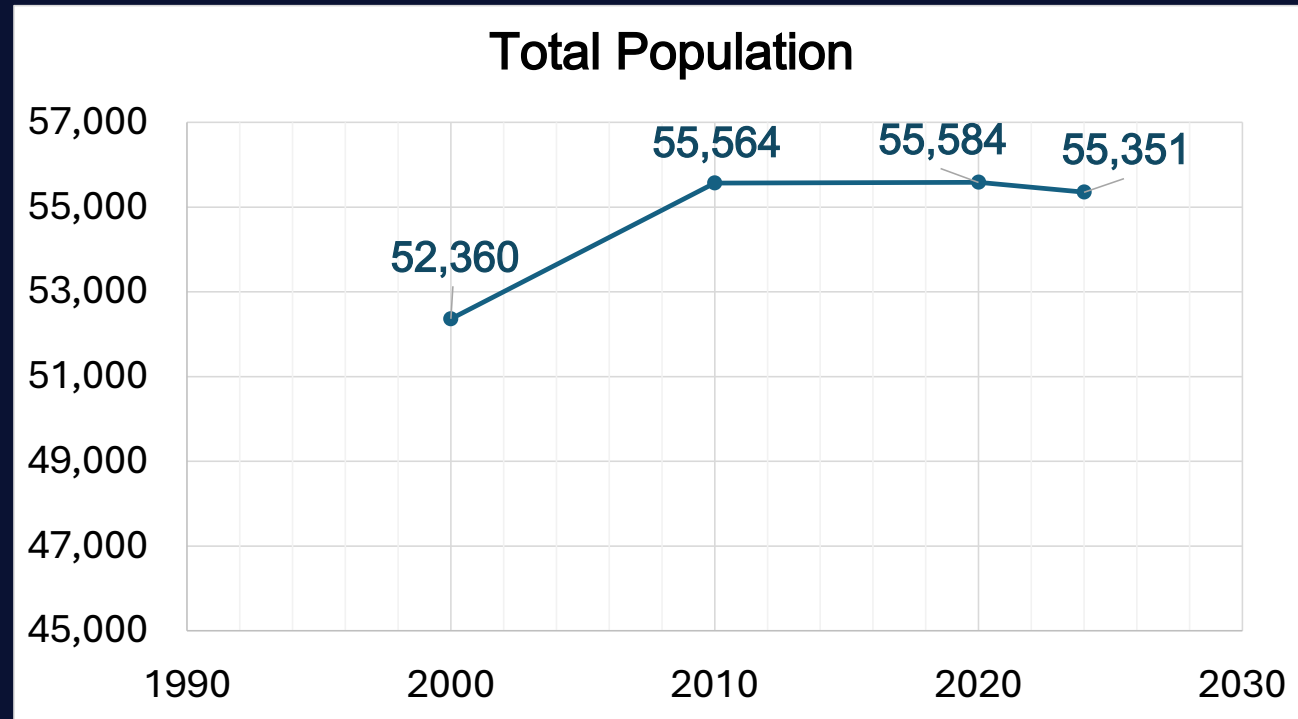


West Haven 2018-2026: Institutional Investment



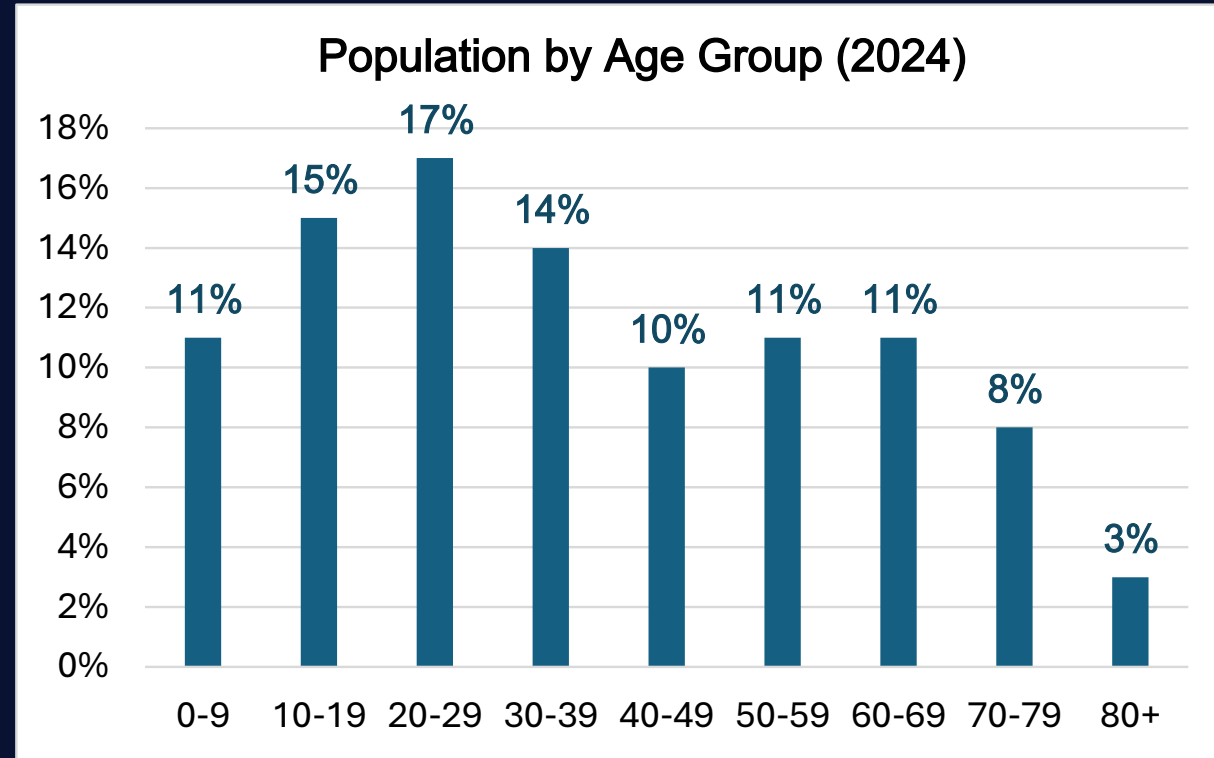
Demographic Change: Total Population (2000-2024)

- » Gradual increase in population between 2000 to 2010.
- » Virtually no change in population between 2010 and 2024.



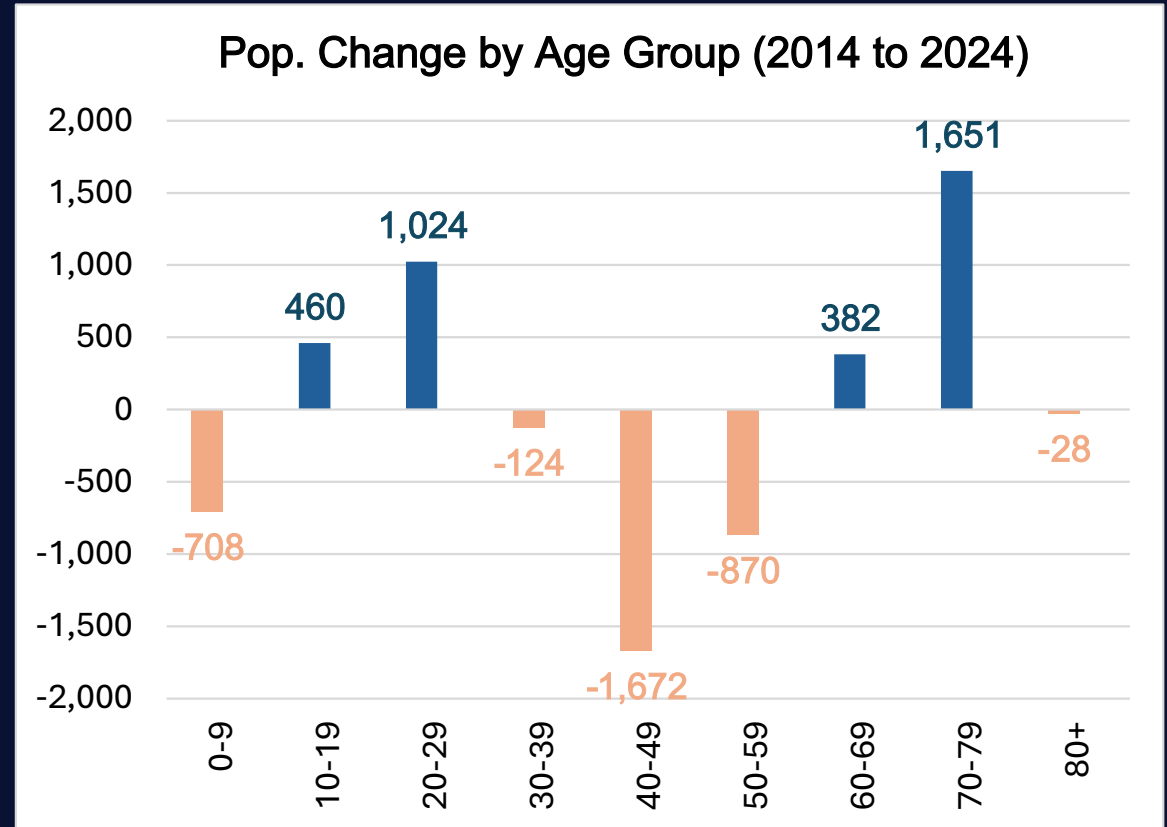
Demographic Change: Population by Age Group (2024)

- » 17% of the City's population are in the 20-29 age bracket
- » The 40-49 age bracket is only 10% of the population



Demographic Snapshot: Change in Age Group Populations

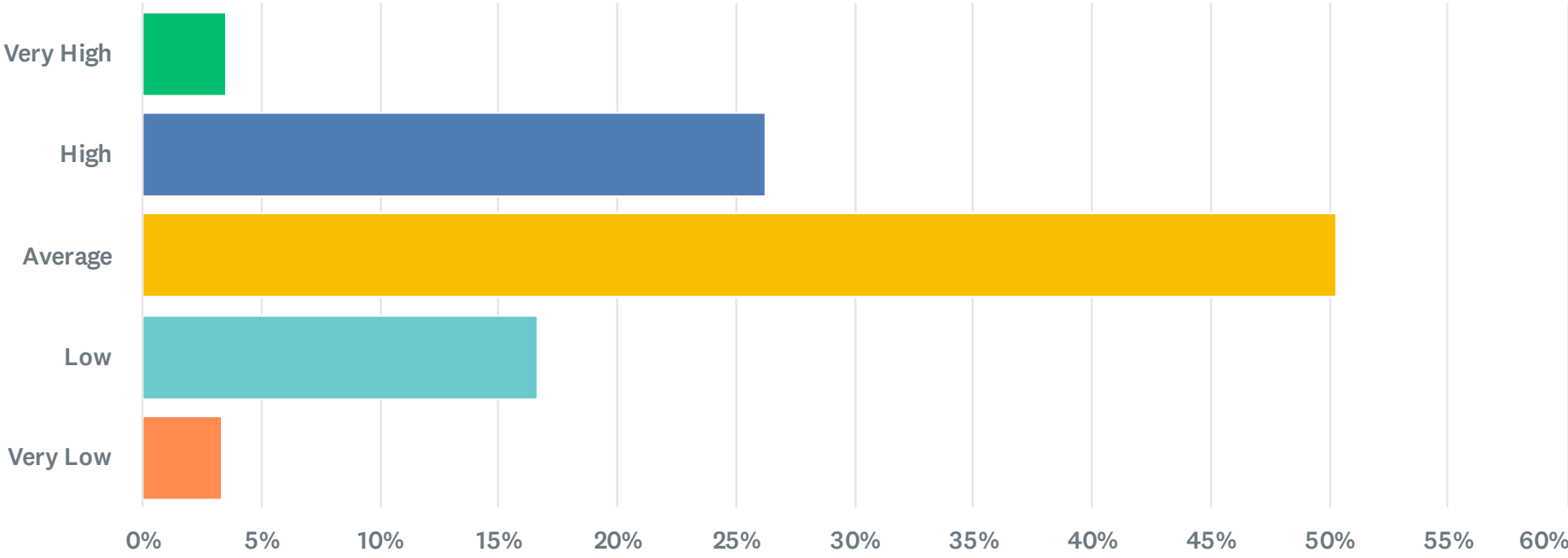
- » Increase in college student population and young adults
- » Decrease in adult residents ages 40-59 as they age in place (this cohort became will become the 50-69 age group in 10 years)
- » Increase in residents 60-79 years of age



2027 POCD Community Engagement: Citywide Survey

Q5 602 responses

How would you rate your overall level of satisfaction with West Haven?

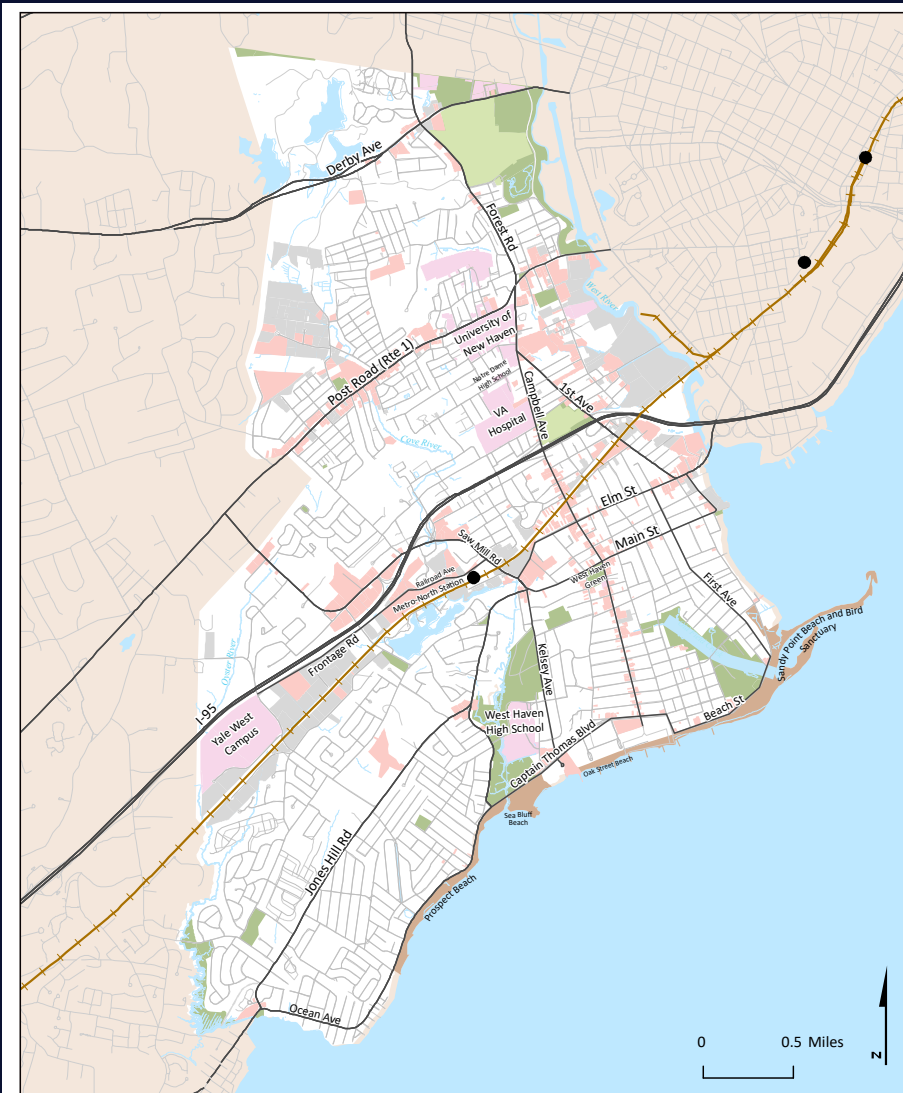


50% of survey respondents selected “Average” while 35% selected “High.” Approximately 16% selected “Low.” The responses to the subsequent questions might help explain these results.

Roundtable Discussion Groups

Roundtable Discussion Group Question: Envisioning

1. Where should West Haven be 10 years from now? What do we want to have happen in West Haven by 2037?



MAP: STRUCTURE OF THE CITY
2017 PLAN OF CONSERVATION & DEVELOPMENT
City of West Haven, Connecticut

Legend for land use types:
Institutional Land Use (Pink)
Industrial Land Use (Grey)
Commercial Land Use (Red)
Park/Open Space (Green)
Cemetery (Light Green)
Beach (Brown)

Plans for Places

ALLINGTOWN

ROUTE 1 / POST ROAD

DOWNTOWN (a.k.a. "The Center")

TRAIN STATION AREA

YALE WEST / FRONTAGE ROAD

THE BEACHFRONT & THE BEACH

Making Connections

GETTING AROUND TOWN

THE IMAGE OF THE CITY

HOMES & NEIGHBORHOODS

Topical Plan Elements

COMMUNITY FACILITIES

NATURAL & COASTAL RESOURCES

HISTORIC RESOURCES

LAND USE PLAN

Roundtable Discussion Group Question: Priorities

2. What should be the priority areas and/or topics of the 2027 POCD? What areas and/or topics should be priority #1, what about priority #2, #3, and so on?

Roundtable Discussion Group Presentations

Next Steps & Schedule

- » **June 2026:** Prepare summary of Citywide Visioning Workshop
- » **July/August 2026:** Start to structure and outline the 2027 POCD
- » **September 2026:** Reconvene with the Steering Committee and Other Commissions & Committees (e.g., Economic Development, Parks & Recreation, Beautification)
- » **October 2026:** Share/present draft recommendations of the 2027 POCD and receive comments from the public.
- » **January 2027:** Prepare and adopt the final 2027 POCD