

Updating Hamden's Plan of Conservation and Development

4 Things to keep in mind as we start updating our Plan of Conservation & Development (POCD)

1. Have a vision
2. Have patience
3. Have priorities
4. Be prepared to compromise

Guiding Principles

- Integrate planning in a way that coordinates state and local tax, transportation, housing and environmental policies;
- Reduce the extent to which municipalities depend on the property tax and compete against each other for new growth by delivering services regionally;
- Redevelop existing infrastructure and resources, including brownfields and historic places;
- Provide rail, bike ways, walking and other transportation alternatives to automobile travel while reducing energy consumption;
- Develop or preserve housing for workers or households with different incomes near transportation nodes, job sites or other eligible locations;
- Concentrate mixed-use development around transportation nodes and civic and cultural centers;
- Conserve and protect natural resources by preserving open space, farmland and historic property and furthering energy efficiency;
- Zone sites that are most likely to contribute to a resilient economy so that such development can flourish;
- Develop and preserve community character so that neighborhoods are healthy for children and other living things;
- Consider social, environmental and economic equity issues.

See handout for a copy of these principles.

What does state statute call for the POCD to include?

- Conservation and preservation of traprock and other ridgelines;
- A system of principal thoroughfares, parkways, bridges, streets and other public ways;
- Airports, parks, playgrounds and other public grounds’
- The general location, relocation and improvement of public buildings;
- The general location and extent of public utilities and terminals, whether publically or privately owned, for water, sewerage, light, power, transit and other purposes;
- The extent and location of public housing projects;
- Programs for the implementation of the plan, including:
 - A schedule
 - A budget for public capital projects
 - A program for enactment and enforcement of zoning and subdivision controls, building and housing codes and safety regulations
 - Plans for implementation of affordable housing, and
 - Plans for open space acquisition and greenways protection and development, and
- Any other recommendations beneficial to the municipality.

Huh?

- Protect ridgelines
- Analyze road system
- Analyze public spaces
- Analyze the efficiency of existing public buildings
- Analyze the efficiency of public utilities
- Analyze the status of affordable housing
- Propose method for implementation of the new POCD
- Other recommendations

The Sesame Street Version

- What kind of a town do we want in 10-20-50 years?
- What do we want to leave to our children's children?

The POCD sets the vision for:

- Traffic
- Development Patterns
- Environmental Considerations
- Open Space and Recreation Priorities
- Infrastructure
- Economic Development Goals
- Housing & Historic Structures
- Town / Gown Relations
- Other

So how do we do this in 7 steps?

1. Understand and evaluate trends
2. Present trends and their implications to the public
3. Encourage public input using a variety of media.
(i.e., Public meetings, workshops, surveymonkey)
4. Vet and Write DRAFT Document
5. Create feedback loops with public input
6. Receive advice and referral from the Legislative Council. **P&Z is the only adopting body and a public hearing is required.**
7. Refer the final document to the State of CT

Parts of the Update Process

Guiding Principles – statutory and self selected

Process – public input and professional vetting

Product – constructing a POCD that is useful for more than propping open a door

Implementation – getting it done

Re-Formatting the POCD

Breaking it into pieces

Volume I – Appendix

1. All the chapters that don't change, like geology and history of Hamden.
2. Raw Data

Re-formatting the POCD

Volume II – Work Plan

1. List realistic goals to be accomplished in the next ten years
2. State who is the lead on each project
3. State who else needs to be at the table (this includes citizenry).
4. What are the metrics of success (qualitative and quantitative)

Re-formatting the POCD

Examples of Quantitative Metrics of Success:

How many linear feet of sidewalk and/or bikeway were added to the Town inventory that connect residential areas to civic spaces like the Town Center Park, schools, places of worship, etc.?

How many children walk or bike to school vs. being driven to school by a parent vs. take the school bus?

Re-formatting the POCD

Examples of Qualitative Metrics of Success:

Are other municipalities asking how to do what we are doing?

Are our town officials asked to speak in other municipalities and at conferences about our successes and failures?

Do newspaper articles show Hamden in a positive or a negative light?



If you can't measure it, you can't manage it.

In God we trust, all others bring data.

Michael Bloomberg

Former Mayor of NYC

Data and Trends: Housing Stock

Hamden Housing Stock

Built prior to 1939 (pre-WWII)	19%
Built between 1940-1979 (post-WWII)	55%
Built after 1979	26%

Data and Trends on Aging

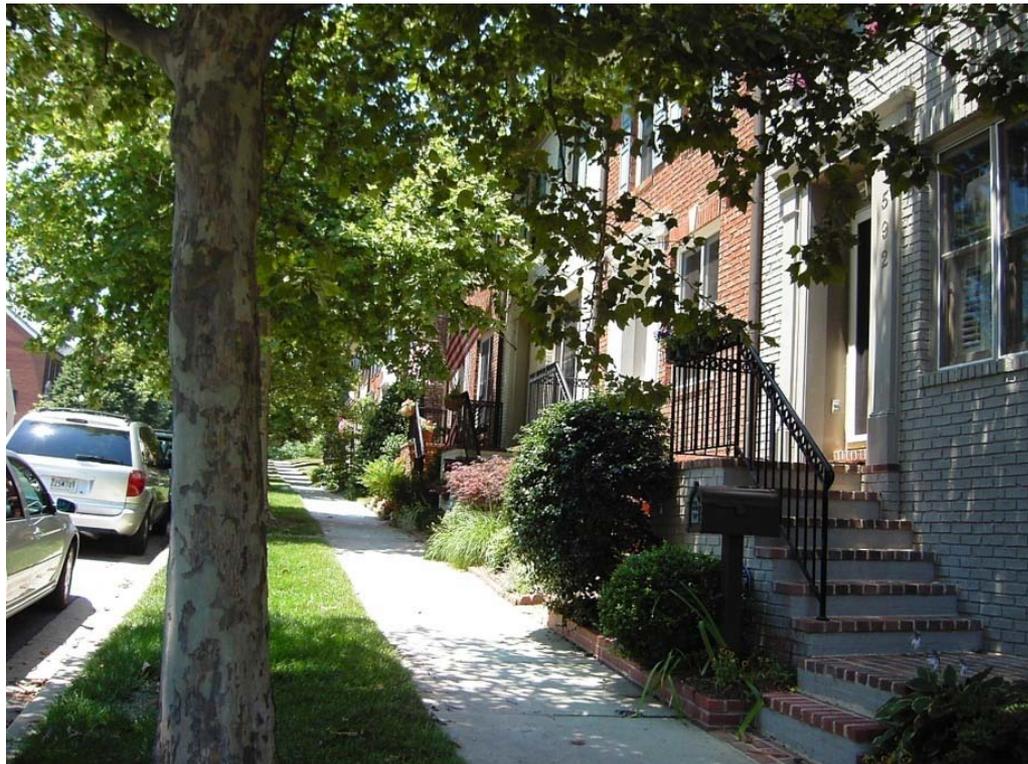
The population of school aged children in Hamden is expected to drop significantly in towns over the next two decades, while the 65+ population will rise.

But, what does that mean?

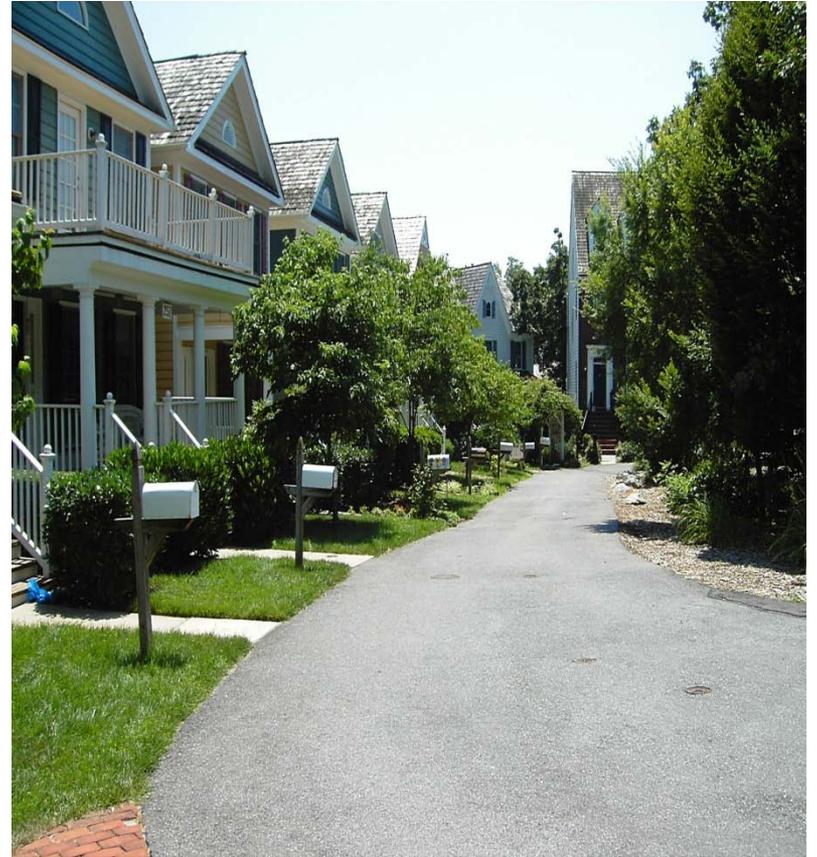
Re-formatting the POCD

MAYBE, if we can find someone who has the skills, we can make the POCD an interactive document.

Streets, Trees & Parks



Determining character



What happens if we don't update the plan?

- We jeopardize access to discretionary funding from the State
- We lose a tool to get grant money
- All 8-24's must be consistent with the current POCD.
- We won't be doing our part to make the world a better place for our children's children

Now what do we do?

- Review handouts.
- Think about what we want to change and what we want to keep the same.
- Staff is preparing for the public input process to begin in September (meetings and workshops).
- Collect graphics. Do you have any old pictures of Hamden that could be incorporated into the document? Carry a camera this summer. Show us what you like.
- Keep an eye out for updates via email.

Unsolicited Advice

- Don't get defensive. Part of our role is to educate and part is to allow ourselves to be educated.
- Let's have as much fun with this project as we can for as long as we can, because it gets hard at the end.
- Enjoy your summer.

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