CHAPTER 13


A Guide to the Region’s Future
Conservation and Development Goals

The goals and policies of Vibrant, Green, Connected, Competitive are designed to encourage a region made up of urban, suburban or rural communities that have more housing and transportation choices, are closer to jobs, healthy food, green space, shops or schools, are more energy independent and help protect clean air and water. Because this vision is multi-faceted, planning for it is most successfully guided by a set of comprehensive and interrelated goals.

When planning for future land use and zoning, housing, natural resource conservation, transportation, etc., the more consideration that is given to the interrelationship of the various areas of planning, the more sustainable our region will be for future generations. The following is a summary of the goals designed to implement our vision for the region’s future, as established in the preceding chapters.

Conservation Goals

Natural Resource Conservation
- Protect air, water, and soil quality in the region
- Grow and develop in harmony with natural resources
- Promote active natural resource stewardship

Watersheds and Water Quality
- Improve and maintain water quality
- Protect water supply and increase water conservation efforts
- Reduce nonpoint source pollution
- Continue combined sewer overflow and point-source pollution discharge reductions
- Use innovative wastewater treatment techniques for new developments

Open Space and Farmland Preservation
- Support protection of more open space in the region
- Encourage preservation of farmland in the region
- Encourage preservation of declassified water company land as open space
- Coordinate and prioritize open space preservation throughout the region
- Expand and protect open space along major rivers

Food Systems and Food Security
- Preserve and look for opportunities to reclaim the Capitol Region’s working lands
- Improve regional residents’ access to food resources
- Improve the health and nutrition of the region’s population
- Reduce environmental impacts of the food system
Development Goals

Climate Change
- Connect communities with tools and resources to address climate change
- Strengthen and broaden CRCOG’s network of partnerships to address climate change
- Bolster the regional approach to climate change planning
- Continue to work toward greater transportation options in the Capital Region in an effort to mitigate the largest source of greenhouse gas emissions from fossil fuels in the state

Sustainable Land Use and Zoning
- Guide growth to regional centers and areas of established infrastructure
- Increase sustainable redevelopment and infill development efforts
- Revise zoning and subdivision regulations to address local and regional land use concerns

Public Water and Sewer Service
- Ensure an adequate and high quality water supply
- Continue reduction of environmental impacts of sewage discharge
- Use existing water and sewer infrastructure to guide future growth
- Balance water supply and ecosystem considerations

Transportation
- Provide a range of viable transportation options within the region
- Improve interregional and interstate transportation
- Coordinate land use, environmental, and transportation efforts
- Anticipate and plan for future transportation needs

Housing
- Increase the range of choice in housing for people of all incomes and all ages, but especially for those who have the least choice in achieving their locational preference
- Enforce Federal and State fair housing laws and promote fair housing through the creation of housing opportunities
- Encourage and support the maintenance of viable residential neighborhoods
- Support preservation of the region’s rental housing stock, and the expansion of housing opportunities for renters
- Continue to improve the Capitol Region transportation system in order to better link housing, jobs and services, thus expanding individuals’ housing choices

Economic Development
- Revitalize Hartford as the economic, residential, entertainment, and cultural center of the Capitol Region
- Coordinate and promote regional land use, infrastructure, and fiscal policies for economic development
- Increase the recognition of a regional identity
- Maintain a focus on workforce development
- Support and improve regional business development strategies and efforts
Conservation and Development Policy Maps

The Conservation and Development Policy Maps illustrate our vision for the Capitol Region’s future. These maps translate our regional goals and policy recommendations into visual form.

Land Use Policy
(Full size, readable map in back of Plan)

The Plan of Conservation and Development Land Use Policy Map represents a generalized land use plan for the Capitol Region. It reflects areas of existing development, existing preserved land, and establishes priority areas for the expansion of both. In general, the map presents the goals and policies established in the text of Vibrant, Green, Connected, Competitive to encourage development in areas best suited to support it, and to preserve the important natural, historic, and cultural resources of the Capitol Region. The Land Use Policy Map, along with the text of the Plan, is intended to provide general guidance to CRCOG, municipal and state planning boards, and others on land suitability for development or protection.

CRCOG will use this Policy Map, along with the Conservation Focus Areas Map, and the Economic Development Areas of Regional Significance Map to support plans and proposals consistent with regional conservation and development policy.

The Land Use Policy Map and accompanying Land Use Policy Matrix are located in the back of this Plan.
Conservation Focus Areas
(Full size, readable map in back of Plan)

The areas highlighted on this map represent lands currently preserved, or worthy of some consideration for conservation/preservation based on their natural resource or historic value. The conservation corridors represent areas where there is potential to link larger parcels of environmentally sensitive and preserved land in order to protect significant natural features and habitat that span municipal boundaries.

CRCOG will use this policy map, along with the Plan’s goals and policies and site-specific information, to support proposals consistent with the conservation/preservation of these important historic and natural features.

The Conservation Focus Areas Map is located in the back of this Plan.

Economic Development Areas of Regional Significance
(Full size, readable map in back of Plan)

The areas highlighted on this map represent lands that can best support large, regional-scale commercial and industrial development. In order of priority, these areas are:

1. Areas of Regional Significance, due to their current status as major employment centers and projected employment growth;
2. Transit Corridors;
3. Interstate Highway Areas; and
4. Water and Sewer Service Areas.

CRCOG will use this policy map, along with goals and policies from the Plan, to support plans and development proposals that are consistent with these priority areas.

The Economic Development Areas of Regional Significance Map is located in the back of this Plan.
Municipal Focus Areas Map

(The Full size, readable map and matrix in back of Plan)

The Municipal Focus Areas represented on this map have been identified by town planners and include conservation greenways, open space connections, sustainable development, commercial, retail or mixed use centers or corridor improvements, traditional neighborhood developments, village greens, village or neighborhood centers, historic areas, transit-oriented developments, technology or business centers, brownfields and underutilized property redevelopments. These Municipal Focus Areas represent existing conservation and development efforts that are in keeping with the goals and policies of the Plan.

CRCOG will use this map along with the Plan’s goals and policies and site specific information to support proposals consistent with the goals and policies identified by municipalities for these important focus areas.

The Municipal Focus Areas Map is located in the back of this Plan. The Municipal Focus Area Matrix and Municipal Focus Area Narratives are located in the Appendix of this Plan.
Conservation and Development Policy Matrices

Land Use Policy Matrix
(Full size, readable matrix in back of Plan)

The Land Use Policy Matrix further defines the CRCOG Priority Conservation Category and the Development Intensity Categories of the Land Use Policy Map. Along with each verbal description of what characterizes each category, a pictorial representation is provided to help visualize the scale and form of development for each land use category.

The Land Use Policy Matrix is located in the back of this Plan.

Sustainability Goals Matrix
(Full size, readable matrix in back of Plan)

The Sustainability Goals Matrix demonstrates not only the cross-cutting nature of the goals and policies in this Plan, but also the areas in which the goals and policies address social equity, a key factor in creating a more sustainable region. Symbols represent each topic covered by its own chapter in the Plan and are placed on each specific goal that addresses that topic. The matrix provides a clear visual representation of the multifaceted approach we must take to meeting the goals of the Plan.

The Sustainability Goals Matrix is located in the back of this Plan.