

12. Achieving the Balance: A Guide to the Region's Future

Conservation & Development Goals



Following is a summary of the goals designed to implement our vision for the region's future, as established in the preceding chapters. The plan's implementation guide, which is being developed as a companion document, will further define action steps required to help us reach our goals.

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 non-point 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 Capitol Region
- Encourage preservation of farmland in the Capitol 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 System

- Preserve the Capitol Region's working lands

Development Goals

Land Use and Zoning

- Guide growth to regional centers and areas of established infrastructure
- Increase 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
- Reduce 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 inter-regional and inter-state 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
- 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 throughout the region.
- 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 Connecticut Capitol Region
- Coordinate and promote regional land use, infrastructure, and fiscal policies for economic development
- Increase recognition of a regional identity
- Maintain a focus on workforce development
- Support and improve regional business development strategies and efforts

Conservation & 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**

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 the Plan of Conservation and Development 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 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.



- **Conservation Focus Areas**

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 Regional Plan's goals and policies and site-specific information, to support proposals consistent with the conservation/preservation of these important historic and natural features.



- **Economic Development Areas of Regional Significance**

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 Regional Plan, to support plans and development proposals that are consistent with these priority areas.



The Conservation and Development Policy Maps are located in the pocket on the following page.