

NEW HAVEN CITY PLAN COMMISSION LEASE REVIEW

1562-15 45 YALE AVENUE. Review of Lease and Parking Agreement Amendments as required by PDD 86 to replace Tennis Foundation of Connecticut, Inc. as tenant with NHCPA Outdoors LLC, a nonprofit subsidiary of New Haven Center for Performing Arts, Inc.

Submission received October 3, 2019:

- Cover letter. Submitted October 3, 2019. Revised October 8, 2019, October 10, 2019, October 11, 2019, and October 15, 2019.
- Draft Lease Agreement. Submitted October 3, 2019.
- Redlined Parking Agreement. Submitted October 15, 2019.
- Email consents of the parties to the transaction. Submitted October 15, 2019.

PDD 86, created by and for the Tennis Foundation of Connecticut, Inc., includes tennis courts and a tennis stadium on Yale University land. In accordance with PDD 86, the stadium was constructed for the August 1991 Volvo International Tennis Tournament. During the creation of the PDD, the City Plan Commission moved the item with conditions of approval. The Board of Alders imposed additional conditions thereafter. In the Consolidated List of Approval and Detailed Plan Review Document (which restates the conditions of approval added by both CPC and BoA), Paragraph 24 requires that "...the amendment of these leases (Site Lease, Facilities and Parking Agreement)...shall be submitted for CPC review and approval to assure their continued adequacy as a basis for Planned Development designation."

The applicant brings this action to the City Plan Commission because, among other changes, New Haven Center for Performing Arts, Inc. will replace the Tennis Foundation of Connecticut, Inc. as tenant under the lease and parking agreements to use the stadium primarily as a music and concert venue.

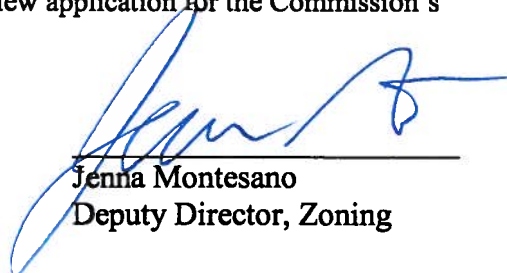
ACTION

The City Plan Commission approves of the Lease and Parking Agreement Amendments as required by PDD 86, Consolidated List of Approval ¶24.

CONDITION(S) OF APPROVAL

- The applicant represented that the modifications to the stadium are temporary and do not exceed the original perimeters of the PDD. Should the Building Department or the City Plan Staff find that the structures (1) become permanent, (2) exceed the original perimeters in the PDD, or (3) are not in accordance with the last detailed site plan review of record, the applicant will return to the City Plan Commission with a new detailed site plan review application for the Commission's consideration.

Date: October 16, 2019
Edward Mattison
Chair



Jenna Montesano
Deputy Director, Zoning