

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 294-302 STATE STREET. Special Exception to allow 19 parking spaces where 35 spaces are required. Zone: BD-1. (18-31-S) (Owner: Downtown East LLC. Applicant: Peter Olson)
REPORT: 1545-11
ADVICE: Approval Special Exception for Parking Reduction

BACKGROUND

The applicant is seeking a Special Exception to permit 19 parking spaces where 35 parking spaces are required for the development of a 6 story, 60 unit residential structure comprising 62,245sf with partial garage space consisting of an additional 5,775sf in what is currently a parking lot.

JUNE 12 PUBLIC HEARING

Joseph Cohen, representing the applicant, appeared before the board. He is seeking to allow 19 parking spaces where 35 spaces are required for a 60 unit residential structure. The applicant described the project and gave detailed testimony regarding proposed parking that, given the location of the site, is believed sufficient for the proposed structure and which will not affect parking availability in the immediate area. He made the Board aware of the fact that eight of the proposed 19 spaces will actually be devoted to off-site uses (i.e. the Post Office and the National Guard recruiting office)

A staff member of the City of New Haven Economic Development department spoke in favor of the application.

PLANNING CONSIDERATIONS

- Special Exception-Parking Nature of the Proposed Site: This proposal consists of three 3 lots totaling 18,396 sf in area, all of which are currently public parking lots. The National Guard and Post Office are currently using the parcel for parking and this proposal will continue to honor those commitments in the form of 8 parking spaces.
- Resulting Traffic Patterns: Parking will be provided for 19 out of the required 35 spaces in the proposed garage space. Public parking garages and lots are located adjacent and across the street respectively as well as having access to both rail and bus public transportation systems. Traffic impact upon this portion of State Street should be minimal due to the relatively small number of vehicle trips that a 19 space parking lot will generate.
- Nature of the Surrounding Area: The property is located on State Street approximately halfway between Crown and Chapel Streets. The area is made up of mostly mixed-use structures which includes an array of uses such as commercial, office, residential and a recently approved tavern/multi-use event space located adjacent to the property.
- The Comprehensive Plan: This application is in substantive compliance with New Haven Vision 2025 in that it is reflective of the recommendation found in the Transportation section of that document to "Facilitate increased public transit use in the city through increased densities, reduced parking requirements and integrated pedestrian and bicycle network wherever possible."

ADVICE

The Commission has reviewed the summary of the public hearing and the information of the BZA staff report and finds the request does satisfy the Special Exception requirements of Section 63(d) and recommends approval.

ADOPTED: June 20, 2018
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli, AICP
Deputy Economic Development Administrator