

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: Board of Alders Referral concerning 2016 update to the Medical Area Overall Parking Plan (Yale New Haven Health)

REPORT: 1526-11

ADVICE: Approve an Order Approving the Medical Area Overall Parking Plan

BACKGROUND

Yale New Haven Health has submitted a December 2016 update to the Medical Area Overall Parking Plan (MAOPP) to the Board of Alders, and to the City Plan Department as they do annually. This is the first submission of the MAOPP to the Board following the recent amendment of Section 65 of the New Haven Zoning Ordinance concerning Overall Parking Plans and their approval by the Board of Alders (effective February 4, 2016).

Overall Parking Plans are authorized under Section 29(i) and by Section 45(b)(7) of the NHZO as Special Exceptions before the Board of Zoning Appeals (BZA), where the standards in Sections 29 and 45 as well as the general standards in Section 63 provide the standards of review. Heretofore the Medical Area Overall Parking Plan was amended by individual actions of the BZA, or in the case of Planned Development Districts by the BOA with advice from the CPC. Pursuant to BZA Decision 06-74-S (heard April 7, 2006, Decision Letter March 1, 2007) an annual summary of each calendar year's actions is submitted to the City Plan Department with copies to the BZA and the Board of Alders. The Development Agreement between the City and Yale New Haven Hospital dated June 6 2006 requires an additional annual report on the progress of the Hospital's Parking Demand Management Plan to be submitted to the City Plan Department each year; these two reports have been combined into a single document in recent years.

Annually changes to the table and map that were authorized by additional BZA, CPC, or BOA actions were compiled in these reports filed with City Plan and Office of legislative Services staff each December. This filing was simply a catalog of actions that occurred during the calendar year, becoming a convenient way for keeping track of the location (map), capacity (table) of facilities, and the number of spaces in each. This annual report was delivered to and available for review by the BZA but not heard or voted on as approved or rejected, as it simply listed changes during the year which the BZA, CPC, or BOA had already acted upon by vote, or which were below the threshold for review.

Yale New Haven Health submitted (on behalf of the MAOPP partners) their annual report in December 2015, supplying the Board of Alders with a copy at that time. The current submission dated 2016 updates that document and has additional background information on their shuttle services, transportation demand management efforts, bicycle parking and accommodations and other transportation related policies in order to give a more complete picture of their transportation options.

PLANNING CONSIDERATIONS

This submission and its subsequent review by the Alders will begin to formalize new practices, and establish a baseline for the Alders concerning the number, capacity and location of facilities included in the Medical Area Overall Parking Plan 2016. The intent of the OPP language in sections 29 and 45 of the Zoning Ordinance was to make use of parking lots and garages more efficiently and to allow large institutions with multi-building campuses to provide parking in more efficient facilities that could be more than 300' from the building or uses that required off-street parking per the NHZO. The Overall Parking Plan provision has helped to keep the campus from becoming a patchwork of numerous small lots interspersed between medical buildings.

In other policies developed since the 1963 inception of the modern NHZO, the City has sought to promote Complete Streets, Transportation Demand Management, improved public transit, improved facilities for non-motorized

transport (bikes and walking) and reduction of greenhouse gasses through reduced use of fossil fuel powered vehicles. Having the Medical Area institutions participate in a joint Overall Parking Plan helps further these goals.

The Commission notes that the Board and the Administration have convened the Working Group suggested in the Companion Resolution passed when the Section 65 Amendments were approved in order to address the broad range of concerns raised about the impact of institutional parking on neighborhoods; and to continue Transportation Demand Management efforts. The working group had its first meeting on January 13, 2017.

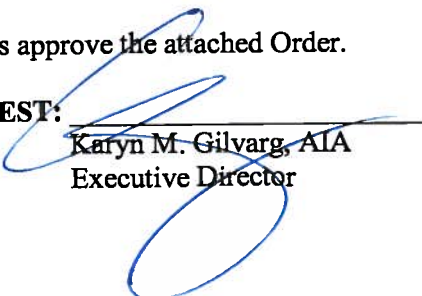
Since this is the Board of Alders first look at the Medical Area Overall Parking under the new language that was added to the New Haven Zoning Ordinance, the Commission has drafted an Order to Approve the December 2016 Medical Area Overall Parking Plan; providing a baseline against which the Board can compare future submissions.

ADVICE

The Commission finds the Medical Area Overall Parking Plan 2016 in the best interest of the City because it makes efficient use of limited available land for parking, consolidates parking in facilities which can be served by transit and shuttles, keeps parking facilities from being located in congested areas, promotes safety by reducing the number of curb cuts across sidewalks required, reduces the total number of parking spaces required and improves the walkability of the campus and the City, and encourages Transportation Demand Management.

The Commission recommends that the Board of Alders approve the attached Order.

ADOPTED: January 25, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

ORDER OF THE NEW HAVEN BOARD OF ALDERS REGARDING THE MEDICAL AREA OVERALL PARKING PLAN DECEMBER 2016

WHEREAS, Yale New Haven Health, on behalf of Yale New Haven Hospital, Yale University School of Medicine, and the Connecticut Mental Health Center has communicated their December 2016 update to the Medical Area Overall Parking Plan and their report on Parking Demand Management, and

WHEREAS, Section 65 (e) (4) of the New Haven Zoning Ordinance requires approval of Overall Parking Plans, and

WHEREAS, The Board of Alders has not yet approved the Medical Area Overall Parking Plan of December 2016 in its entirety, and

WHEREAS, approval by the Board of Alders is necessary prior to any new application proposing zoning map amendments, zoning regulation amendments, Variance, Special Exceptions, Special Permits or Site Plan Review for any project within the City of New Haven which is submitted by an entity which is subject to an Overall Parking Plan;

NOW THEREFORE, BE IT ORDERED by the Board of Alders that the Medical Area Overall Parking Plan submitted by Yale New Haven Health on behalf of Yale New Haven Hospital, Yale University School of Medicine and the Connecticut Mental Health Center and dated as of December 2016 is hereby approved.