

## **NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: REFERRAL FROM THE BOARD OF ALDERS** Concerning the 2016 update to the Central/Science Campus Overall Parking Plan. (Yale University Associate Director of Planning)

**REPORT:** 1526-12

**ADVICE:** Read Print and File the Yale University Central/Science Hill Campus Overall Parking Plan December 2016.

### **BACKGROUND**

Yale University has submitted its Central/ Science Hill Campus Overall Parking Plan December 2016 to the Board of Alders as requested by the Board pursuant to the recent amendment of Section 65 of the New Haven Zoning Ordinance concerning Overall Parking Plans, approved by the Board of Alders (effective February 4, 2016).

Previously this annual update was submitted to the Board of Zoning Appeals pursuant to two Decisions; BZA 97-30-S & 97-31-V 50 Tower Parkway, and BZA 03-24-S (PDU # 105; 225-243 Prospect, 340- 360 Edwards and 260 Whitney Ave). The annual summaries captured any changes made to the Overall Parking Plan (OPP) during the calendar year via BZA, CPC or As-of Right actions and did not require separate approval by the BZA.

The Board of Alders was not specific in its referral to the City Plan Commission as to what advice or comment it is seeking, and there does not appear to be ordinance, charter or statute guidance. The Board has broad discretion in its ability to seek advice; and the Commission assumes they are looking for general planning advice.

The Yale University Central/Science Hill OPP was communicated to the BOA pursuant to the new NHZO language earlier in 2016 (BOA Meeting of May 16, 2016). It was accompanied by a draft Order for Approval. It was referred to the City Plan Commission (CPC Report 1518-12), the Department of Transportation and to the Joint Community Development Legislation Committee for hearing. The Order was amended and approved by the full Board of Alders on September 6, 2016 (LM2016-0241). The Order stated that no further approvals were needed for the new Yale Sciences building on Whitney Ave. Subsequently the Board approved Resolutions via Unanimous Consent finding that no Amendment was needed to Yale University Central/Science Campus Overall Parking Plan for the Schwarzman Center Project (LM2016-0465) and for Baker Hall (LM2016-0550).

The currently submitted Yale University Central/Science Hill Campus Overall Parking Plan (December 2016) is substantially the same as the previously submitted version described above (communicated May 16, approved September 9, 2016). There are small changes showing an overall increase of 6 spaces to a total of 5343 spaces; a reduction in assigned spaces by 63 to a total of 3452, the changes are immaterial as the overall plan still shows a surplus of 1891spaces (68 additional surplus since September 2016 approval).

The cover letter that transmitted the plan explains the progress the University has made on the direction in the amended order to:

- 1) Gauge interest in park & ride options coming from the north side of campus;
- 2) Program for the University to subsidize CT Transit passes;
- 3) Work with the City to improve bicycle infrastructure.

### **PLANNING CONSIDERATIONS**

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 University 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.

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.

There is no new "Entitlement" proposed in connection with this December 2016 submission, therefore it would seem redundant to for the BOA to hold a hearing on this OPP, as there was a recent hearing within the last year. The Commission suggests that the Board Read, Print and File this document that so the most up to date data is in their records. It is understood that prior to seeking any new "Entitlement" that triggers an Overall Parking Plan amendment, Yale University will submit a new update.

**ADVICE**

The Commission finds the Yale University Central/Science Hill Campus Overall Parking Plan December 2016 substantially similar to the BOA approved (September 2016) version; and the university is not proposing any new "Entitlement" actions at this time; therefore the Commission recommends that the Board Read, Print and File the Plan so that the most up-to-date version is in the records of the Board.

**ADOPTED:** January 25, 2017  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director