

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 77 BROADWAY (adjacent), Discontinuance and Abandonment of Portion of City Right-of-Way of up to 182 Square Feet and Footing Easement (Yale University).

REPORT: 1479-04

ADVICE: Approval

BACKGROUND

Before the Board is an Order seeking to facilitate the City's abandonment and discontinuance of an approximately one hundred eighty two (182) square foot area of the public right-of-way in front of 77 Broadway, a property owned by Yale University, in the Broadway shopping district. In addition to obtaining fee simple title to this parcel, the University also requests easements for below grade footings for the façade wall of a building addition to 77 Broadway. 77 Broadway is the former Yale Coop and now the Yale Bookstore. The area is shown in the submitted survey and architectural drawings.

The University wishes to acquire title to this area in order to extend the building storefront into it. 77 Broadway sits at the northern edge of an unbroken row of retail storefronts which commences at York Street and runs for nearly 225 yards. By allowing for a projection from the plane of the concrete wall of the bookstore into the sidewalk within the area to be abandoned, this building element will announce the beginning of the shopping district when approached from the north and west, and will draw the eye to it when approached from the south and east, indicating the extent of the district. The BA zone ends immediately north of 77 Broadway. The University proposes to compensate the City at fair market value as described in the proposed Order.

PLANNING CONSIDERATIONS

The area of the ROW proposed for discontinuance and abandonment is currently a portion of the public sidewalk. Sidewalks on this side (north) of Broadway are unusually generous, thanks in part to the redesign and rebuilding of the area carried out by University and the City in the early 1990's. In addition, in the area directly opposite (south of) the proposed abandonment there is a curb extension to facilitate a pedestrian crossing. The sidewalk width at the curb extension is approximately 44 feet, just beyond the extension, approximately 32 feet. The abandonment and discontinuance of the small strip proposed will not interfere with or constrain the use of the public sidewalk in this area.

FINDING AND ADVICE

As the discontinuance and abandonment of this small area of the Broadway ROW will not significantly impact the functioning of the public ROW for any of its current public uses the Commission recommends Approval.

ADOPTED: May 28, 2013
Edward Mattison
Chair

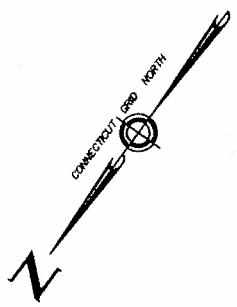
ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 36-37 AND 38-39 OF THE CONSTITUTION OF THE STATE OF CONNECTICUT, AND MAPS IN THE STATE OF CONNECTICUT ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 20, 1988. THE SURVEY IS A PROPERTY SURVEY, THE HORIZONTAL ACCURACY CONFORMS TO CLASS 4-2.
- REMARKS REFER TO THE MOST RECENT AMERICAN DITM OF 1983 BASED ON GLOBAL POSITIONING SURVEY PERFORMED BY OTHERS.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "CITY OF NEW HAVEN TO YALE UNIVERSITY", BY CHARLES A. CAHILL, SCALE 1"=50', DATED SEPTEMBER 1955.
 - "YALE UNIVERSITY", BY CHARLES A. CAHILL, SCALE 1"=50', DATED SEPTEMBER 1955, REVISED TO JANUARY 1958.
 - "YALE UNIVERSITY", BY CHARLES A. CAHILL, SCALE 1"=50', DATED APRIL 1955.
 - "MAP OF PROPERTY TO BE LEASED TO YALE CO-OP, NEW HAVEN, CONN.", BY CHARLES A. CAHILL, SCALE 1/8"=1', DATED MARCH 1982.
 - "PROPERTY SURVEY PROPOSED LEASE PARCELS LAND OF YALE UNIVERSITY, BROADWAY, NEW HAVEN, CONNECTICUT", BY CHARLES A. CAHILL, SCALE 1"=20', DATED FEBRUARY 1987, REVISED 8-17-97.
 - "EXISTING CONDITIONS SURVEY, PROPOSED LEASE PARCELS LAND OF YALE UNIVERSITY BROADWAY, NEW HAVEN, CONNECTICUT", BY CHARLES A. CAHILL, SCALE 1"=20', DATED JULY 1997, REVISED TO 9-11-97.
 - "PROPERTY AND TOPOGRAPHIC SURVEY, MOORE AND STILES COLLEGE BROADWAY, TOWER PARKWAY & YORK STREET, NEW HAVEN, CONNECTICUT PREPARED FOR YALE UNIVERSITY", BY CHARLES A. CAHILL, SCALE 1"=20', DATED OCTOBER 2008, REVISED TO 4-08-07.

LEGEND

	Bush		Mailbox
	Catch Basin		Monohole
	Coniferous Tree		Parking Meter
	Deciduous Tree		Sign
	Gas Gate		Utility Pole
	Hydrant		Meter Gate
	Light Pole		



Other Land of Yale University

Land of Yale University

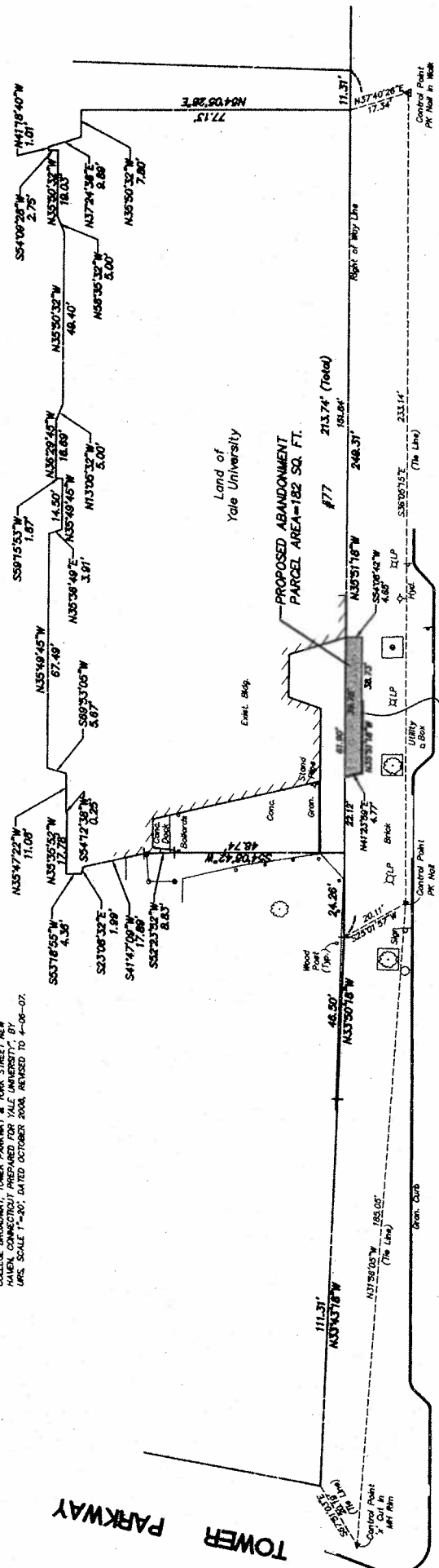
PROPOSED ABANDONMENT PARCEL AREA=182 SQ. FT.

BROADWAY

RECEIVED

MAY 23 2013
CITY PLANNING DEPT.
165 CHURCH ST.
NEW HAVEN, CT 06510

PROPERTY SURVEY
PROPOSED ABANDONMENT
PORTION OF BROADWAY
NEW HAVEN, CONNECTICUT



Embossed seal

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Michael G. Walker, L.S.
MICHAEL G. WALKER, L.S. LICENSE NO. 12308
TRUE AND VALID COPIES OF THIS MAP OR PLAN MUST BEAR THE ORIGINAL SURVEYOR'S SIGNATURE AND SEAL. UNAUTHORIZED REPRODUCTION OR ALTERATION IS FORBIDDEN.

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Project #	58336683
Drawn by	F. SEGALINE
Checked by	EPL
Scale	1"=20'
Date	MAY 2013
Sheet #	22
Total Sheets	22
Drawn by	EPL
Checked by	F. SEGALINE
Project #	58336683
Map File #	584-111