

## NEW HAVEN CITY PLAN COMMISSION DETAILED PLAN REVIEW

**RE:** YALE AVENUE. Detailed Plan Review for street closure during Connecticut Open in PDD 86 (Connecticut Tennis Center). (Owner/Applicant/Agent: Tennis Foundation of Connecticut)

**REPORT:** 1533-01

**ACTION:** Approval

**Submission: SPR Application Packet including DATA form. NARRATIVE attached. Application fee: \$280. Received June 21, 2017.**

- Letters of support from Alders Adam Marchand and Darryl Brackeen dated July 8, 2016. Received June 21, 2017.
- CT Open 2017 Parking Schematic. Received June 21, 2017.
- CS701: 2017 Site Plan Aerial. Drawing date June 7, 2017.

### BACKGROUND

Yale Avenue is a two-way, north-south city street in the Westville neighborhood that provides a connection between some of the city's main east-west roads, including Derby Avenue (Route 34), Chapel Street, Edgewood Avenue, and Whalley Avenue.

Every year the portion of Yale Avenue between Derby Avenue and Chapel Street is closed for the Connecticut Open at the Cullman-Heyman Tennis Center. The tennis center's main court, the Connecticut Tennis Center Stadium, is to the east of Yale Avenue, while the other courts used for the tournaments are to the west. Yale Avenue itself is closed and is used as a pedestrian area and location for temporary tents supporting the tournament.

The applicant plans to close this portion of Yale Avenue to non-tournament-related vehicular traffic from July 25 to September 8, 2017. Although the tournament itself only takes place from August 18-26, the longer road closure is required for setup and breakdown of tents and supporting structures for the tournament, including the commissary tent; retail tent; and trailers, containers, and plumbing and electrical lines that support the tournament's retail vendor and catering company. With the temporary build, there are semi-trucks coming in daily to drop off equipment, as well as package deliveries from UPS, FedEx, etc. A street closure provides safety for local commuters and tournament vendors building the event during the period of increased truck traffic and forklifts operation, the street closure provides safety for local commuters and tournament vendors who are building the event. Once the tournament finishes on Saturday August 26, breakdown begins the following day and takes about four days to remove all equipment from the site and ship out packages that must to be returned to sponsors and beverage and food companies that are affiliated with the tournament caterer. Once all these items are out of the tents and containers, it takes approximately another two weeks to remove the tents and containers, after which Yale Avenue is reopened for public access.

During the tournament, signage will direct drivers to the sports complex's various parking lots that can be accessed from Chapel Street and Central Avenue. (See the attached parking schematic for more information.) The applicant will provide bicycle parking within the sports complex as well as designated areas for pickup and dropoff by ride-sharing services.

The site will include a 30-yard open top dumpster for trash that is picked up on request prior to and after the tournament. During the tournament, a compactor is picked up every other day during the week of the tournament, although it can be picked up every day if attendance is high. Recycling on-site is collected by a contracted cleaning company and hauled away by the same company that removes the garbage.

The traffic operations committee met on July 6, 2017 and agreed upon the site plan as submitted. Representatives from City Plan; Transportation, Traffic, and Parking; Police; TFC; LAZ Parking; Yale Athletics; and alders for the area were present.

**SITE PLAN REVIEW**

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details.

**ACTION**

The City Plan Commission, acting in its role as the reviewer of the Site Plan as designated by the Board of Alders, hereby approves the site plan and schedule as submitted.

**ADOPTED:** July 19, 2022  
Edward Mattison  
Chair

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