

NEW HAVEN CITY PLAN COMMISSION SPECIAL PERMIT

RE: SHERMAN/TYLER PARKING LOT, bounded by Sherman Avenue, Martin Luther King Boulevard, Tyler Street and Legion Avenue, Special Permit for new surface parking facility in a BA zone. (Owner/Applicant: New Haven Parking Authority; Agent: Chris Granatini of Tighe and Bond.)

REPORT: 1491-04

ACTION: Approval with Conditions

Note: Companion CPC Report 1490-01 is for Site Plan Review and Coastal Site Plan for the same location. Previous CPC Actions: 1403-06 of 7/18/2007 for Temporary Parking lot.

Submission: SP Hearing Application. SPR Application Packet including DATA, CSPR, SITE, and NARRATIVE forms. Fee is exempt. Received February 20, 2014, action postponed until April 16, 2014 hearing.

- Development Permit Application & SP Drawings dated February 20, 2014, full-size sets, received February 20, 2014. 22 sheets in drawing.
- Revised Sheet L-1.01 received April 14, 2014.
- Traffic Impact/ OSTA permit applied

PROJECT SUMMARY:

- **Project:** Parking Lot 473 surface spaces
- **Address:** MLK Blvd, Sherman St, Tyler St and Legion Ave
- **Site Size:** 208,763 SF (4.79 acres)
- **Zone:** BA (General Business)
- **Parking:** see narrative below
- **Owner:** City of New Haven
- **Applicant:** New Haven Parking Authority **Phone:** 203.946.8936
- **Agent/Engineer:** Chris Granatini (Tighe & Bond) **Phone:** 860.704.4771
- **City Lead:** City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Per the City of New Haven Zoning Ordinance Sections 45 and 64(e), the applicant is applying for a Special Permit for a parking lot or garage of over 200 spaces.

Current site conditions: The site is currently a grassy open space. It has been used previously for temporary construction worker parking, and was restored to grass after the construction of Smilow Cancer Center was completed.

Proposed Activity: The proposed activity consists of approximately

PUBLIC HEARING:

SPECIAL PERMIT

Section 64 of the New Haven Zoning Ordinance states:

Statement of purpose. The development and execution of a comprehensive zoning ordinance is based upon the division of the city into districts, within which the *use* of land and *structures* and the bulk and location of *structures* in relation to the land are substantially uniform. It is recognized, however, that there are certain *uses* and features which, because of their unique characteristics, cannot be distinctly classified or regulated in a particular district or districts,

without consideration, in each case, of the impact of such *uses* and features upon neighboring *uses* and the surrounding area, compared with the public need for them at particular locations. Such *uses* and features are therefore treated as special permits.

Special Permit Criteria	Comments
<p>a. <i>Burden of proof.</i> A special permit shall not be considered an entitlement, and shall be granted by the Commission only after the applicant has demonstrated to the satisfaction of the Commission that all ordinance requirements are met.</p>	<p><i>Park New Haven (New Haven Parking Authority) has managed surface parking on the City owned former ROW of Route 34. The spaces are almost all leased to Yale New Haven Hospital, which now also operates the former Hospital of St. Raphael campus. This lot is at mid-point between to the two and is linked by shuttles. The hospitals and the Yale School of Medicine jointly operate a Parking Plan (and Transportation Demand Management Plan) in order to most efficiently allocate over 7000 parking spaces needed for their over 10,0000 employees as well as visitors. Development of the 602 space Dwight Orchard lot and the subsequent loss of those spaces has created the need for this new facility.</i></p>
<p>b. <i>Ordinance compliance.</i> The proposed use shall comply with all applicable regulations, including any specific standards for the proposed use as set forth in this ordinance. Any accessory use to a special permit must receive express authorization from the commission.</p>	<p><i>The sole use proposed is for surface parking and is permitted in a BA zone. The accompanying Site Plan review provides details of compliance with other site plan regulations such as storm water management, lighting, reflective heat impact, soil erosion sediment control and coastal area management, and the standards of Section 46. See CPC 1490-01.</i></p>
<p>c. <i>Comprehensive Plan of Conservation and Development.</i> The Commission shall determine if the proposed special permit's use and improvements comply with the City's development plans.</p>	<p><i>The parcels along Martin Luther King Boulevard and Legion Ave. (Route 34) are envisioned for mixed use development in the 2003 Comprehensive Plan. Short term (5 years) use for parking will accommodate the parking needs of major employers and service providers while future plans are more fully developed.</i></p>
<p>d. <i>Natural features.</i> Special permits must preserve trees and other natural site features to the greatest extent possible so as to minimize their impact upon surrounding properties and the district, and must not have an adverse impact on significant scenic vistas or on significant wildlife or vegetation habitat.</p>	<p><i>A few large street trees remain from the former street grid. Newer street trees along the north and south edges of the lot will retained.</i></p>
<p>e. <i>Hazard protection.</i> The proposed use shall not have a detrimental impact upon the use or peaceable enjoyment of abutting or nearby properties as a result of vibrations, fumes, odor, dust, erosion, sedimentation, flooding, fire, noise, glare, hazardous material use, storage,</p>	<p><i>The use is for long term parking, limiting the traffic entering and leaving the lot. Since the lot will accommodate existing users, and is not an overall increase in the capacity in the corridor, the traffic, noise and other impacts will be minimal. The lot will be paved, reducing dust.</i></p>

transportation or disposal, or similar conditions.	
f. <i>Historic preservation.</i>	N/A
g. <i>Design and architectural compatibility.</i> The operational and physical characteristics of the special permit shall be compatible with the surrounding area and the neighborhood in which it is proposed. Site design and architectural features which contribute to compatibility include, but are not limited to, landscaping, drainage, access, and circulation, building style and height, bulk scale, setbacks, open areas, roof slopes, building orientation, overhangs, porches, ornamental features, exterior materials and colors.	<i>The lot will be lit and fenced, with security booths and a bus shelter, all of which will be low in height and minimal in visual impact. Two electric vehicle charging stations will be provided. Pedestrian entries are provided at the corners of the lot along Sherman Ave.</i>
h. <i>Property values.</i> The use and site design shall not have a detrimental effect on the property values in the surrounding area.	<i>The use will continue the practice of utilizing the vacant parcels for temporary surface parking, and is not a new use to the area. Property values should be minimally impacted.</i>
i. <i>Traffic impact.</i> The applicant shall demonstrate how the proposed use will not adversely affect the safety and convenience of vehicular and pedestrian circulation on, adjacent or nearby the site. The Commission may require a traffic impact study be submitted to it by the applicant for any special permit use of land. The study shall consider traffic patterns and adequacy of proposed off-street parking and loading resulting from the proposed development.	<i>Traffic impact is minimal as this new lot will replace the 602 space surface lot at Dwight Orchard. Traffic impact studies have been submitted to OSTA for their review.</i>

CONDITIONS OF APPROVAL:

The conditions of approval of the Special Permit under §64 and §46(a) of the New Haven Zoning:

1. **Hours of operation shall be 24 hours.**
2. **Site fences, lighting and landscaping shall be maintained in good repair and appearance.**
3. **Special Permit shall be for 4 years from issuance of Certificate of Completion, with a possible 1 year extension if requested of the City Plan Commission for good cause.**

ADOPTED: April 16, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director