

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS Authorizing the City of New Haven to accept the sum of forty thousand dollars (\$40,000.00) received from Metro 303 LLC to be dedicated to Capital Pedestrian Improvements for the 301-305 George Street and 274 Crown Street Planned Development Unit. (Transportation, Traffic & Parking)

REPORT: 1544-10

ADVICE: Approval with corrections

BACKGROUND

The Transportation, Traffic and Parking Department is submitting an Order to the Board of Alders to authorize the City of New Haven to accept Pedestrian Improvement Funds in the sum of forty thousand dollars (\$40,000.00) from Metro 303, LLC to be dedicated to the construction of pedestrian safety improvements at the intersection of High Street and George Street. Metro Star Properties met with the City of New Haven's Department of Transportation, Traffic & Parking to discuss resolving issues related to additional pedestrian traffic expected to be generated by the 78 residential unit development. The Department of Transportation, Traffic & Parking negotiated a one-time contribution of \$40,000.00 to be dedicated to pedestrian safety improvements at the High Street and George Street intersection adjacent to the 301-305 George Street project. The funds will be held until the completion of the construction of the new hotel, adjacent to the 301-305 George Street development, to avoid interference with ongoing construction. The Commission notes that despite the specific language attributed to the Commission in the title of the legislation, that the one-time contribution was not a condition of approval of the site plan review and report. The language of the original approval stated, "Applicant shall discuss and resolve these issues with TT&P (Transportation, Traffic & Parking)."

PLANNING CONSIDERATIONS

The Order before the Board would improve pedestrian safety in an area that is undergoing massive transformation from mostly underutilized parking areas to densely built residential, retail, restaurant, and hotel developments and projected increase in pedestrian activity. The funds will help to enhance the pedestrian safety and the vitality of downtown and the newly-renovated block bounded by College Street, High Street, Crown Street, and George Street.

ADVICE

The Commission suggests a revision of the Order to delete the phrase "in satisfaction of the terms of the approved Site Plan Review December 16, 2015" as changed above. The proposed improvements are in the best interest of the City and the Commission recommends approval.

ADOPTED: May 16, 2018
Leslie Radcliffe
Vice Chair

ATTEST: MDL.
Michael Piscitelli, AICP
Deputy Economic Development Administrator