

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: Lighthouse Road bet. Lighthouse Point Park and Morris Avenue), CORA STREET, MARIN ROAD, Residential Parking Zone Amendment (Alderwoman Arlene DePino).

REPORT: 1441-10

ADVICE: Approval of Zone as noted

BACKGROUND

In behalf of her constituents and fellow residents, Alderwoman Arlene DePino, 18th Ward, proposes an extension of existing Residential Parking Zone #10 in the vicinity of the entrance to Lighthouse Point Park. Alder DePino proposes that the zone be designated on Lighthouse Road between the Park entry and Morris Avenue and extending to the north on Cora Street and to the south on Marin Road. RPZs, permitted under Section 29-55 of the Code of Ordinances enacted in July 1987 by the Board of Aldermen, were originally proposed to address citizen complaints regarding spillover of non-residential parking into the city's residential neighborhoods. Section 29-55 was modeled after a similar ordinance in Cambridge, Massachusetts, a dense urban university town where residential neighborhoods abut commercial or institutional zones.

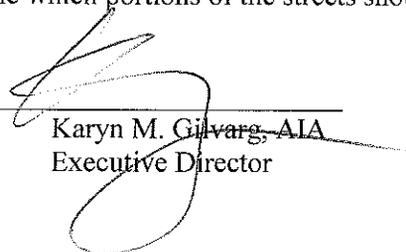
The Board of Aldermen has previously approved a Residential Parking Zone for Cove Street between Lighthouse Road and Oceanview as proposed by Alderman Santino in 1997. The RPZ was amended in 2000 as proposed by Alderman Gargiulo. The Morris Cove neighborhood in the East Shore is a residential neighborhood where primarily single-family dwellings are constructed close together many which do not have off street parking. In this immediate area however there are several multi-family residential buildings and apartments (such as 1 Cora Street and 175 Lighthouse Road) with off street parking and some commercial uses such as Amarante's Restaurant at 62-64 Cove Street. The primary cause of the problem parking in the vicinity of the entrance to Lighthouse Point Park is non-residents who do not wish to pay a fee to enter the park. These persons park vehicles on the neighborhood streets and then walk in to the park. Another cause appears to be overflow parking from catered events and weekday happy hour at Amarante's Sea Cliff on Cove Street. While Amarante's has on site parking some of the events are large enough that when the lot is full, guests also park on the neighborhood streets.

The Department of Transportation, Traffic and Parking has recommended a new boundary for a zone as shown on the attached map which would be bounded generally by Cove Street and Morris Cove Road to the north, on the east by a line east of Townsend Avenue to including Johnston, Douglass, Uriah Streets and South End Road, on the south by Morris Creek, and on the west by a line including Morris Avenue, Marin Road, and Cora Street. Should the Board of Aldermen approve the RPZ Amendment, the Traffic Authority would then determine which streets within the zone should be posted for residential parking.

ADVICE

The Commission advises that the Board of Aldermen approve the boundary of the proposed addition to RPZ #10 to include Lighthouse Road, Cora Street and Marin Road as recommended by the Department of Transportation, Traffic and Parking, within which the Traffic Authority will determine which portions of the streets should be posted for residential parking.

ADOPTED: June 16, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

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N. 151,000

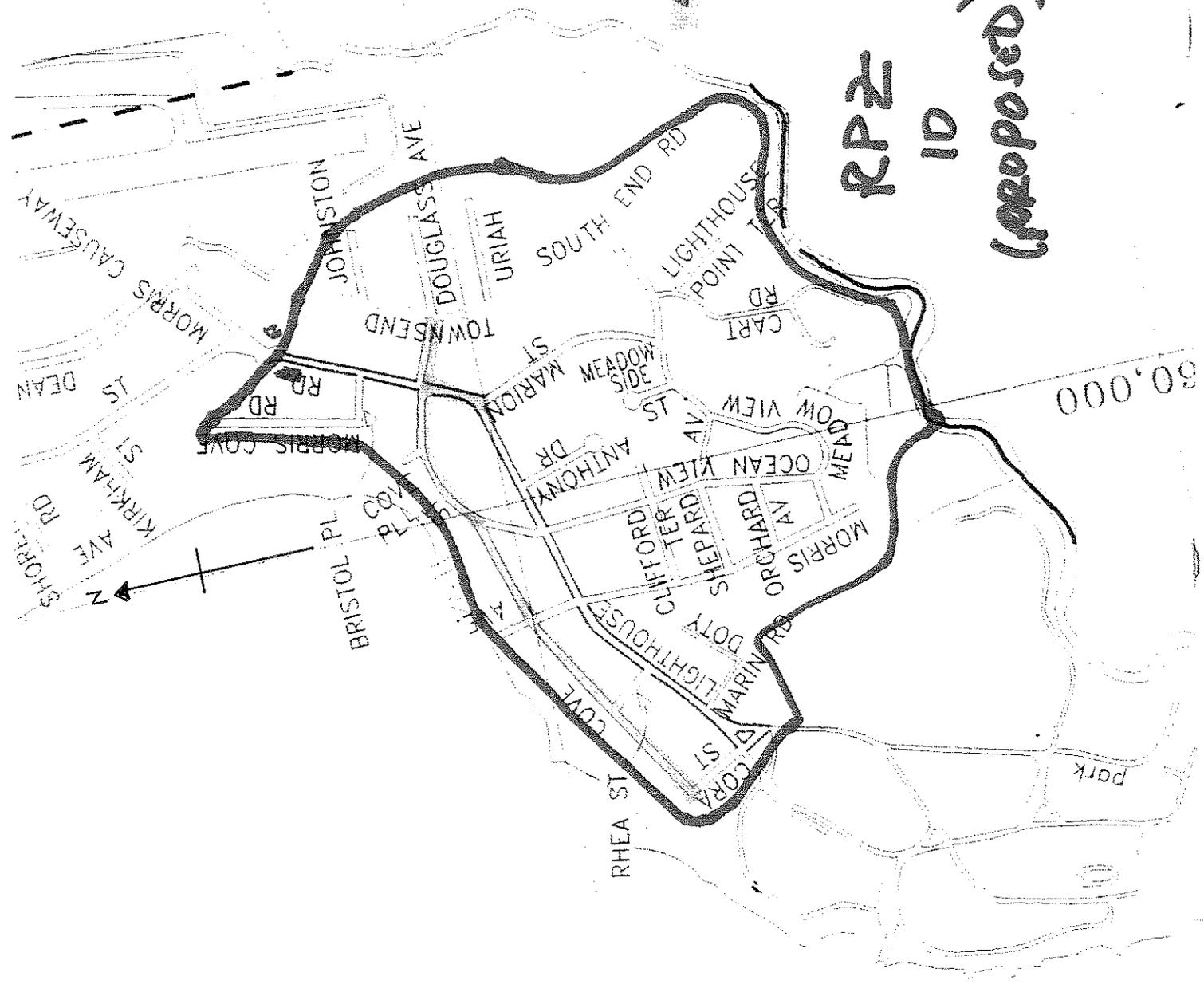
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EXISTING E-10

RPZ
ID
(proposed)

60,000



park