

**NEW HAVEN CITY PLAN COMMISSION LEASE REVIEW**

**1565-02**      **45 YALE AVENUE.** Plan Review for street closure at the Westville Music Bowl (formerly the Connecticut Tennis Center) in PDD 86 during the 2020 summer concert series. (Applicant: Timothy Onderko, P.E., Langan Engineering on behalf of NHCPA Outdoors LLC)

**Submission received December 19, 2019:**

- Development Permit, DATA page.
- Project Narrative submitted to the City Plan Commission from Langan Engineering, dated December 19, 2019.
- Memorandum to Keith Mahler/NHCPA Outdoors LLC from Luke Mauro, P.E., PTOE and Timothy Onderko, P.E. copying Attorney Steven Mednick, dated December 19, 2019 RE: Traffic Assessment Memo, Westville Music Bowl
- Parking Schematic Plan Sheet, dated October 25, 2019.

**BASIS**

The Commission receives this application in accordance with the terms and conditions of PDD 86, Consolidated Conditions of Approval ¶25, which states in relevant part: "A Traffic Operations Program (TOP), prepared by the Working Committee as outlined in the text, is required to be submitted to the Commission annually for review and approval not less than six weeks prior to the schedule event. Any change in traffic, access, and parking plans requires approval of the Board of Aldermen..."

**BACKGROUND**

Langan Engineering reviewed the Traffic and Parking Study prepared for the Tennis Foundation of Connecticut by Wilbur Smith Associates in April 1990. This assessment was prepared in support of the former Volvo International Tennis Tournament which took place at the CTC Stadium and included both traffic and parking management plans to be implemented during events at the stadium such as: road closures; restriping; temporary lane use operations and restrictions; police/volunteers directing traffic; temporary on-street parking restrictions; temporary lighting; temporary parking lot designations. The traffic and parking management plan proposed for Westville Music Bowl events closely mimics the plans approved by the City of New Haven for the final years of the tennis tournament. The plan is as follows:

Yale Avenue, a two-way, north-south city street in the Westville neighborhood, is proposed to be closed to through-traffic on show days, though limited access to a VIP parking lot north of the music venue will be provided. Direct access during the closure will be made through the Yale Athletic Gates while another gate will be provided on the Chapel Street side (north of the venue). During the show, the street will be fenced off to accommodate Food Truck / Beverage vending which will function as part of the pre-show experience. Concert fans will be able to float between the street vending area and the music bowl. Use of the street experience will be limited to show days and will be set up mid-day and broken down post-show to allow for through traffic.

**ACTION**

Because the applicant has demonstrated that this plan is not a deviation from the last approved plan, the City Plan Commission reviewed and approves the TOP for the 2020 concert series.

**Date:**      January 22, 2020  
                  Edward Mattison  
                  Chair

  
 Jenna Montesano  
 Deputy Director, Zoning