



**New Haven Redevelopment Agency**  
**165 Church Street, New Haven, CT 06510**

**Kelly Murphy, AICP**  
**Executive Director**

**John DeStefano, Jr., Mayor**  
**Jorge Lopes, Chairman**

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Minutes  
Regular Meeting  
Tuesday, April 27, 2010 - 5:30 PM  
New Haven City Hall

**AGENCY COMMISSIONERS PRESENT:**

Jorge Lopes, Chairman  
Daisy Abreu  
Mario Zangari, Vice-Chairman  
Alderdwoman Maureen O'Sullivan-Best

**CITY STAFF PRESENT:**

Kelly Murphy, Economic Development Administrator  
Tony Bialecki, Deputy Director of Economic Development  
Lisa Moore-Fox, Executive Administrative Assistant

Call to Order - Vice Chairman Zangari called the meeting to order at 5:32 PM.

**Approval of Minutes**

Vice Chairman Zangari asked for a motion to approve the minutes of the March 23, 2010 meeting. Commissioner Abreu motioned to approve the minutes. Commissioner O'Sullivan-Best seconded the motion. The minutes were approved unanimously.

**Overview of Downtown Parking Study by Michael Piscitelli**

In recent years the City of New Haven has carefully monitored the supply of publicly-accessible parking Downtown relative to demand through a series of "point-in-time surveys", which provide a snapshot of Downtown parking utilization. This has allowed the City to plan new parking facilities prudently and appropriately as a number of new developments have been constructed Downtown.

Downtown "point-in-time" survey has been done every year since 2004. If you can recall, it was around the time that Gateway Community College announced that they would be moving to downtown New Haven, the Coliseum was imploded and many conversations began to surface about parking. With good reason, we started an annual tracking of how many parking spaces

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we have Downtown, how many spaces aren't utilized, and then we do a very basic forecast; a five year look ahead to see over the horizon of what are the major developments that are coming and how that will affect the system. We are trying to maintain a balance of about 80% to 90% occupancy of the Downtown parking supply; so we count that.

Year after year we do counting with volunteers from Livable Cities Initiative (LCI), City Plan, and Economic Development. This year our consultant help was from Milone & MacBroom, Inc. We used city personnel to count, both, on-street parking spaces and parking lots/garages, as well as the numbers of pedestrians and bicycles at key intersections. We identified four intersections where we counted pedestrians and five intersections that we counted bicycles.

The count was conducted on a Wednesday. They chose to count on Wednesday because it is in the middle of the week, it is the busiest day of the week, and schools are in session (university and public schools). Another reason for counting on Wednesday is the fact that the Broadway shows are on Wednesdays and there is a big increase in numbers at the train station because of it. This gives us our optical forecast and then we do it during the middle of the day.

Remarkably, the report is very consistent. The number of spaces has picked up over the years. We now have 13,528 publicly available parking spaces in Downtown and the occupancy remains in the mid to high 90% range. This year, we counted 11,943 occupied spaces. We do it by districts, so, there are four quadrants to Downtown as we do this study; financial and Audubon, the Broadway District, south and west of Chapel and Ninth Square. The highest occupancy was south and west Chapel (the area of the retail district - Crown Street) and that registered 91% occupancy under the study.

Second was Ninth Square with 89% occupancy. I will make a note of that only because on one hand, the off-street spaces in the Ninth Square were highly utilized. The Coliseum lot had a significant number of people from Yale New Haven Hospital. The two garages there had a high number of monthly parkers. Adversely, the on-street meter spaces in Ninth Square in this count is 51%; it was the biggest variant for off-street parking. There was no one parking on the street.

Of the surface lots, the highest number of lots that was over subscribed (meaning lots that had more cars than actual parking spaces) were State and Wall (112% occupied), 250 Orange Street (the ProPark lot in the same area), the Coliseum lot, and the Horowitz lot. These lots all had over 100% occupancy.

The key findings of the study are:

- The observed 2009 parking utilization was 88%, 89% when Union Station was included in the analysis;

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- The most significant increase to Downtown parking demand will result from the relocation of Gateway Community College to the Ninth Square District. The college has plans to lease approximately 700 parking spaces to accommodate staff and students;
- Based on projections developed by City staff, the parking system is anticipated to operate at over 90% of capacity by 2012, peaking at a projected 99% utilization by the end of that year, even assuming all planned garages are completed on schedule;
- Construction of the State and Wall Garage would help accommodate projected parking demand during the anticipated parking crunch in the second half of 2012, although additional measures, either temporary capacity increases or the use of TDM strategies will be required to reduce parking utilization below 90%;
- The bicycle counts showed a high level of off-peak bicycle transportation activity with 74 bicyclists observed in a one-hour period at the intersection of Elm Street at York Street;
- Counts of pedestrian activity showed that pedestrians constitute a significant component of Downtown travel activity with between 431 and 1,314 pedestrians observed in one hour at the count intersections. Two of the four intersections counted had hourly volumes of over 1,000 pedestrians.

Commissioner Zangari stated we should promote more walking and less cars, and that we need adequate signage that will promote walking. He also asked if the City is coordinating with Yale about the parking situation. Mr. Piscitelli concurred that we need to promote more walking and that we need more signage to promote it. Mr. Piscitelli also stated that Yale New Haven Hospital has been good with working with the City. He stated that Yale University is building a lot of parking.

Kelly Murphy stated that when Gateway Community College opens, we are working with Gateway so that students and faculty will be offered the U-Pass for public transportation.

Commissioner Abreu asked why are there so many shuttles operating in Downtown. Mr. Piscitelli responded that most of the shuttles are owned by private entities (i.e. Yale University, Southern CT State University, etc...) and run on their own schedule. He noted it would be optioned if this could be integrated into one system that served everyone.

### **Economic Development Updates:**

#### **Gateway College**

No issues to report. The project is moving along and is on schedule.

#### **360 State Street**

Construction is on track. New Haven Development Corporation will take tour of 360 State Street on May 11, 2010. An invitation is also extended to NHRA members.

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## **100 College Street - Downtown Crossing**

A Community workshop is planned to go forward in late May or early June.

Commissioner Zangari asked when construction was starting. Ms. Murphy stated that the official plans haven't been presented to the Board of Aldermen.

## **Entertainment Industry District**

Tony Bialecki described a State program called "Entertainment Districts". It is part of the same legislation involving the State program creating "Enterprise Zones" in New Haven. New Haven is one of several Connecticut cities that have designated "Enterprise Zones" which provide tax credits and incentives to manufacturing, biotechnology and certain service sector businesses. New Haven Zones originally were around Science Park and in 2000 the city expanded the zones to include a number of other lower-income census tracts in the city. There are a whole new group of industries that are interested in locating in Connecticut that involve various aspects of entertainment particularly in the production of entertainment such as animation and video firms, and support industries for film, music and the internet. This new district is targeted to specific areas in the city that would provide tax incentives for them to locate. The proposal will be submitted to the Board of Aldermen and City Plan within a couple of weeks. The State will have to give final approval for this program to be implemented.

## **Higher One**

Higher One is growing rapidly. A lot more IT businesses want to move to 25 Science Park. Higher One needs 150 thousand square feet of space for business and we are looking to accommodate this growth in Tract A (old gun factory).

## **Adjournment:**

Chairman Lopes made a motion to adjourn the meeting. The motion was made, seconded and passed unanimously. The meeting was adjourned at 6:03 P.M.