

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** of the City of New Haven authorizing the City to enter into a long-term license agreement with the New Haven Parking Authority for the Under Air Rights Garage Parking Facility

Submitted by: Michael Piscitelli, AICP, Economic Development Administrator

REPORT: **1663-07**

ADVICE: **Approve**

BACKGROUND

The New Haven Parking Authority (NHPA) operates a number of parking lots within New Haven on behalf of the City of New Haven pursuant to short-term agreements. This includes the “Under Air Rights Garage” (UARG) located at the end of the old Route 34 highway. The proposal would authorize the City of New Haven to enter into a long-term arrangement in the form of a License Agreement for the UARG for the purpose of efficiency, as this particular facility provides sufficient parking for the occupants of the nearby medical and research facilities.

The License Agreement is for a term of five (5) years, commencing July 1, 2025, with an option exercisable by NHPA for an additional five (5) years. The initial license fee would be \$60,000.00 per year which may increase on an annual basis, in accordance with any percentage increase in the parking rates payable to NHPA during the preceding year.

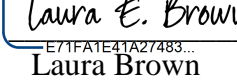
PLANNING CONSIDERATIONS

The proposed License Agreement does not necessarily align with any of the goals of the Comprehensive Plan, as the plan does not address the presence of parking garages in the City, but City Staff are supportive of the License Agreement as it will improve the efficiency of an already existing agreement for an important source of parking for occupants of the nearby medical and research facilities.

ADVICE

To recommend approval of the proposed License Agreement to the Board of Alders.

ADOPTED: March 19, 2025
Ernest Pagan
Chair

ATTEST:  **March 20, 2025 | 6:26 PM EDT**
Laura Brown
Executive Director, City Plan Department