

March 22, 2024

The Honorable Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Re: Yale University - Request for Amendment of Central/Science Campus Overall
Parking Plan

Dear President Walker-Myers and Honorable Members of the Board of Alders:

On behalf of Yale University, and pursuant to the Order of the Board of Alders adopted on September 6, 2016 (File No. LM-2016-0241) (the “Order”) approving Yale University’s Central/Science Campus Overall Parking Plan (“OPP”), we are communicating to you in order to request an amendment of the OPP in connection with the Applications for Development Permit/Site Plan review (the “Applications”) addressed in this submission. The Order requires review by the Board of Alders of certain zoning applications of Yale University which propose new entitlements for the purpose of determining whether the application requires an amendment to the OPP and, if an amendment is requested, to review and act on the request for amendment. An amendment is requested because the Applications involve a change of more than 100 parking spaces. This letter and the documents submitted herewith provide information demonstrating that the requested amendment should be approved.

The Applications involve a project which is located on the University’s Science Hill block. The block is bounded by Prospect, Edwards and Sachem Streets and Whitney Avenue. The project includes construction of a new physical sciences and engineering building (“PSEB”), parking garage, and other improvements. The Board of Alders has previously reviewed enabling applications for the project involving construction of a new chemical safety building, construction of an addition to the Wright Laboratory building and a new service node at the Yale Science Building, and installation of the initial portion of a geothermal system, and it determined that those applications did not require an OPP amendment. The Applications that are the subject of this amendment request are the remaining zoning applications for this phased project.

Enclosed are copies of the Application for Development Permit/Site Plan review and plans submitted to the City Plan Commission (“CPC”) on March 21, 2024 in connection with the construction of a new parking garage, removal of certain existing structures including the existing Pierson-Sage parking garage and portions of Wright Laboratory, installation of

additional portions of a geothermal system, utility installation, and construction of associated improvements. Also enclosed is information pertinent to this amendment request regarding the related Application for Development Permit/Site Plan review which will be submitted to the CPC this summer in connection with the construction of the new PSEB building, thermal plant and associated improvements.

As shown in the materials submitted with this request for amendment, the net reduction of 175 existing parking spaces and the 76 additional parking spaces required for the project under Section 12(b)(1)(g) will be accommodated within the OPP's current surplus.

The following documents are submitted in support of this request for amendment of the OPP:

Attachment A: description of proposed parking changes and census of potential parkers

Attachment B: account of available parking in the OPP

Attachment C: account of parking fees charged and revenues collected

Attachment D: account of current demand management efforts

Attachment E: potential campus expansion 2024-2034

Attachment F: study of utilization of on-street parking in area surrounding the project

For all the reasons outlined in this submission, Yale University respectfully requests that the Board of Alders approve the requested amendment of the OPP. A draft order is enclosed.

Very truly yours,

Stephen Murphy
Vice President for Finance and Chief Financial Officer

Enclosures