

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE NEW HAVEN BOARD OF ALDERS** to extend the existing Residential Parking Zone 6 (RPZ 6) and include a 2-hour parking limit in the vicinity of 61 Whalley Avenue starting at the corner of Dwight Street, on the right side of Whalley Avenue, ending at the corner of Sperry Street.

Submitted by: Frank E. Douglas Jr., Alder for Ward 2

REPORT: 1648-09

ADVICE: Approval with recommendations

BACKGROUND

This request comes from the Board of Alders regarding the extension of a residential parking zone along Whalley Avenue between Sperry Street and Dwight Street. In accordance with Section 29-55(a) of Title III, Chapter 29, Article III, Division 1 of the City's Code requires that, "**Upon petition thereto of the residents of a majority of the residences on a block, the board or aldermen [alders] may create a residential parking zone, which shall include, but not be limited to, that block from which said petition originated.**"

In this instance, a petition has been signed and submitted because, according to Alder Frank E. Douglas Jr. which states "The residents in the vicinity of 61 Whalley Avenue, where the Sample Shop and Wendy's restaurants are located, were made aware of concerns regarding parking violations and related issues. We have attempted to address these concerns by engaging with the businesses, but regrettably, they have declined to cooperate. The residents in the area have signed the enclosed petition with the abovementioned request. Residents believe that extending Residential Parking Zone 6 (the closest area in RPZ 6 is on Dwight Street) and implementing the 2-hour parking limit will significantly help ease parking issues for area residents who are presently struggling with a severe shortage of on-street parking. However, they are aware that they will need to apply for a Residential Parking Permit, and cars without permits posted will be subject to ticketing by the city."

PLANNING CONSIDERATIONS

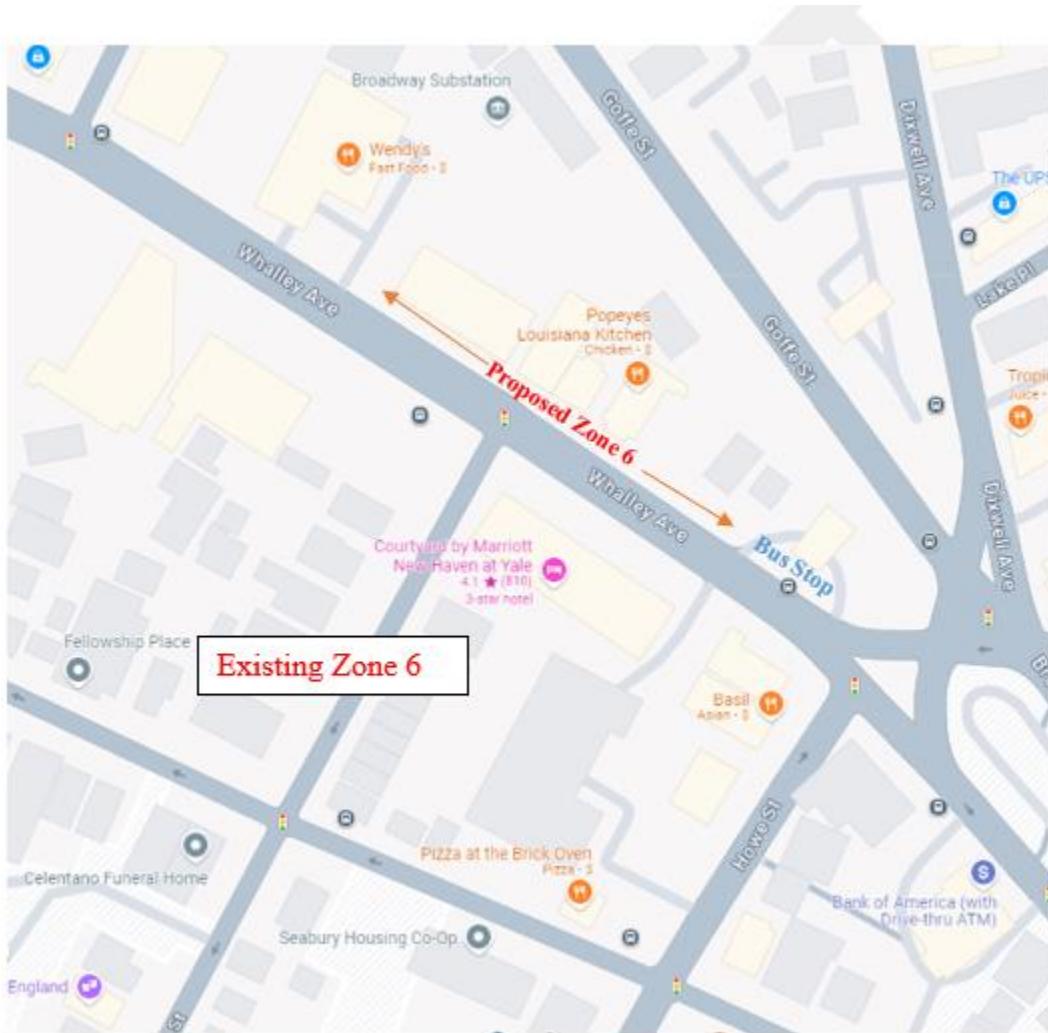
In accordance with Title I, Article XIII, Section 2(A) of the New Haven Code of Ordinances states, "**Every Ordinance or Resolution of the Board of Alders relating to the location and use of any street, bridge, boulevard, esplanade, square, park, playground, playfield, aviation field, parking space, public building, the facilities or terminals of any public utility, or the establishment or change in the boundaries of or regulations concerning zoning, shall be at once referred to the City Planning Commission and final action shall not be taken on any such Ordinance or Resolution until the commission shall have reported thereon, provided that the Board of Alders may establish by ordinance a period of not less than sixty (60) Days within which the commission shall file its report with the City Clerk and if no report is filed within such period the approval of the commission shall be presumed.**" Accordingly, the Board of Alders seeks guidance regarding the proposal.

The Board of Alder seeks guidance as to:

- Whether the proposal is aligned with the City's Comprehensive Plan.

City Plan staff visited the location of the proposed RPZ on March 15, 2024. It appears that the area of interest is the north side of Whalley Avenue between Howe Street and 61 Whalley Avenue, as shown in the graphic below. This area currently has one-hour parking, not metered.

The proposed two-hour parking would extend the amount of time short-term parkers could park. However, making this area a residential parking zone would allow residents with passes to park as long as they want. This could lead to reduced parking for customers parking short-term to visit the businesses in the area. Many of the businesses along this section of Whalley Avenue, with residential use above, do not have onsite parking and are small businesses. If residents using street parking remove their vehicles during the day, this could be compatible with the businesses' parking needs. However, if residents intend to leave their vehicles parked on the street during the day, the RPZ could have a negative impact on the businesses.



The location of the proposed Residential Parking Zone extension is in the City's Commercial Gateway District, a newer zone district created with very specific goals in mind for the Whalley Avenue Commercial Corridor:

"It is the intent and vision of this sub-district to create a continuous building wall with diverse uses, and to improve the public realm for pedestrians, bike and transit users through redevelopment and infill."

NHZO Section 41

The proposal for a residential parking zone does not appear to conflict with the goals of the Commercial Gateway District. Vision 2025, the city's comprehensive plan, emphasizes the need for bicycle infrastructure on Whalley Avenue. The proposal to add a residential zone to existing parking spaces will not impact the city's ability to make improvements to bike/ped infrastructure in the future.

City Plan consulted with the Transportation, Traffic, and Parking Department (TTP), Engineering Department, and the Economic Development Administration. The proposal will not conflict with the Bus Rapid Transit lane planned for Whalley Avenue. TTP emphasized the need to reword the petition to accurately capture the correct section of Whalley Avenue, as described below, but had no technical concerns. The Economic Development Administration had no concerns with the proposal, taking into consideration future developments and streetscape improvements planned for the area.

RECOMMENDATIONS

- The Board of Alders should consider input from local business owners along this section of Whalley Avenue.

ADVICE

Approval with the following recommendations:

- Revise the petition to clarify the area proposed for the Residential Parking zone as "the north side of Whalley Avenue between Howe Street and 61 Whalley Avenue."
- Remove the two-hour parking proposal from the petition and leave the area with one-hour parking for non-residents.

ADOPTED: March 20, 2024

Leslie Radcliffe
Chair

ATTEST: _____

Laura E Brown
Executive Director, City Plan Department