

Project Narrative (see instructions on previous page)

Electric Boat is proposing changes to Parking Lots “B” and “E”. The following describes the existing conditions and the proposed changes to each lot. Both lots are on the same parcel (Pin # 168810476307) and fall within the Technology Campus Zone.

“B” Lot:

Parking Lot “B” is located northwest of the intersection of Forest Street and Chicago Avenue. There are currently 54 parking spaces within the lot of the former Building 35 area and are sized at 7.5 ft. by 16 ft. Building 35 previously existed to the south of the existing parking area and was demolished in 2018.

The following variances were granted by the City’s Zoning Board of Appeals:

1. Variance #223 (1987), Vol. 451 Page 346, which permits the reduction of compact parking space sizing from 8 ft. by 16 ft. to 7.5 ft. by 16 feet and reduction of parking aisle widths from 24 ft. to 20 ft.
2. ZBA Application #505 (2019), Section 4.5.E, to allow parking within the minimum front and side yard setbacks
3. ZBA Application #505 (2019), Section 7.1.G to allow parking within the required front yard setbacks
4. ZBA Application #505 (2019), Section 7.1.J.5.b to reduce the minimum 10 foot wide buffer strip on all sides

The proposed expansion will encompass the former Building 35 area and be reconfigured to provide 8 ft. by 18 ft. parking spaces with drive aisles 20 ft. in width. This will allow for an additional 74 parking spaces in “B” Lot for a total of 128 spaces.

“E” Lot:

Parking Lot “E” is located east of the intersection of Eastern Point Road and Chester Street. There are currently 166 parking spaces within the lot sized at 10 ft. by 18 ft.

The following variance was granted by the City’s Zoning Board of Appeals:

1. Variance #225 (1987), Vol. 451 Page 348, which permits the reduction of standard parking space sizing from 9 ft. by 20 ft. to 8 ft. by 18 ft. as well as the reduction of parking aisle widths from 24 ft. to 20 ft.

The proposed re-striping will reconfigure the lot to provide 8 ft. by 18 ft. parking spaces with drive aisles 20 ft. in width. This will allow for an additional 83 parking spaces for a total of 249 spaces.

Two (2) additional reserved spaces are required with the addition of spaces in Lots “B” and “E”. As part of the Lot “E” re-striping the Visitors Lot reserved spaces that face Eastern Point Road will be re-stripped to current ADA standards which allows for shared spaces. Re-striping this area will increase the reserved spaces count in this lot from 21 to 24.