

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** Approving the disposal of 848 Chapel Street, 812 Chapel Street, and 108 Orange Street, New Haven. (Michael Piscitelli of Economic Development)

REPORT: 1559-13

ADVICE: Approval

BACKGROUND

Mid Block Development, LLC, owned by Northside Development, wishes to acquire a City of New Haven owned parcel of land known as 848 Chapel Street to construct a 120-unit residential building on Chapel Street. Corner Block Development, also owned by Northside Development, wishes to acquire 812 Chapel Street and 108 Orange Street to construct a 46-unit mixed-use building with retail space on the corner of Orange Street and Chapel Street. The City has agreed with Northside Development, acting on behalf of Corner Block Development, LLC and Mid Block Development, LLC, to Proposed Terms of Sale for 848 Chapel Street, 812 Chapel Street, and 108 Orange Street.

PLANNING CONSIDERATIONS

New Haven Vision 2025, III-9: It is a land use goal to “continue to use the City’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”

New Haven Vision 2025, IV-14: It is a housing and neighborhood planning goal to “encourage the stabilization and revitalization of publicly-owned property through a timely disposition process.”

Zoning Ordinance, Section 64(f)(2)(b): “*Applicability:* Site plan approval shall be required for the following... (c) Any new construction or change in an existing use involving 5,000 or more square feet of gross building area...” Both projects have been reviewed and approved by the City Plan Commission (CPC Report 1550-03 and CPC Report 1556-03).

ADVICE

The Commission finds the Order in the best interest of the City and recommends approval.

ADOPTED: July 17, 2019
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department