

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** To amend the land disposition agreement between Lulac Head Start, Inc. and the City of New Haven, in connection with the sale of 375 James Street to Andrew Consiglio Jr., Trustee, The Andrew Consiglio Jr. Revocable Trust of 2007 and the relocation of Lulac Head Start, Inc. to new premises at 106 Haven Street. (Submitted by: Acting Economic Development Administrator)

REPORT: 1563-14

ADVICE: Approval

BACKGROUND

The LULAC day care program and New Haven Masonry are abutting land uses along James Street in the Mill River section of Fair Haven. The owners have proposed a land swap arrangement which would in relevant part allow LULAC to move into a new location at 106 Haven Street and allow New Haven Masonry to stay and expand onto the existing LULAC property at 375 James Street. The City's involvement relates to the fact that 375 James Street was conveyed to LULAC by the City of New Haven and remains subject to a Land Disposition Agreement. Following review, the EDA is requesting for the Board of Alders to amend the LDA to allow use of the 375 James Street property for such commercial purposes as are permitted by zoning.

PLANNING CONSIDERATIONS


Both New Haven Masonry and LULAC are valued partners, contributing to the overall well-being of this important district. The proposed arrangement is consistent with the Mill River Planning Study and allows for a growth of both operations in a safe, well-planned manner. As part of the overall transaction, LULAC will enter into a Land Use Restriction pursuant to which the 106 Haven Street location must be used as a daycare facility for at least 30 years. This represents a substantial extension of the original daycare requirement at the 375 James Street and there will be a temporary lease of the 375 James Street property, which will ensure that there is no interruption of LULAC's daycare operations during the refurbishment of 106 Haven Street. Both projects will be subject to site plan review at a later date.

ADVICE

The Commission recommends approval.

ADOPTED: November 20, 2019
Edward Mattison
Chair

ATTEST:


Aicha Woods
Executive Director, City Plan Department