

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 570 HOWARD AVENUE, Rehabilitation of 3-Family Residence through Negotiated Swap for 552 Winchester Avenue (Neighborhood Housing Services).
REPORT: 1448-03
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Neighborhood Housing Services of New Haven, Inc. (NHS)
Disposition Price: Not Applicable. Land Swap.
Site: 3,049 sq.ft.
Zone: RM-2
Use: 2-Family Dwelling
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-276-0060-00300 through tax foreclosure and proposes to swap this parcel for 522 Winchester Avenue. NHS bought 552 Winchester Ave., along with other properties, for redevelopment purposes. Although other properties were redeveloped, 552 Winchester became problematic. LCI views 552 Winchester as a strategic asset and wishes to incorporate it into a larger development proposal it is formulating. In the meantime, 570 Howard Avenue, an abandoned 3-family dwelling, has become available. NHS has shown interest and has agreed with LCI on a swap of properties: 570 Howard Ave. for 552 Winchester Ave. This is a straight up swap of land and does not involve any transfer of funds.

The subject parcel is located in a residential zone near the intersection of Howard Avenue and Portsea Street in the Hill neighborhood. It is an abandoned three-family dwelling. However, NHS has informed LCI that it will rehabilitate the structure as a two-family dwelling.

PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to swap TF-276-0060-00300 for TF-286-0449-01000. No funds are involved in this land swap. This item was presented at the December 15, 2010 PAD meeting and was approved without conditions.

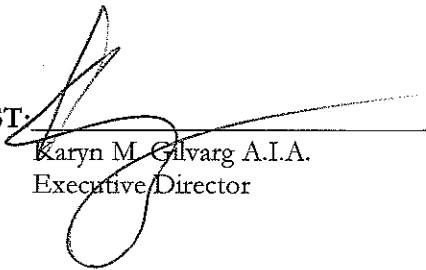
Once the swap is completed LCI may or may not demolish the abandoned building at 552 Winchester and incorporate it into a redevelopment plan it is devising. NHS will redevelop 570 Howard as a 2-family dwelling, reducing the density by one unit. In the end both properties will be utilized in a productive manner.

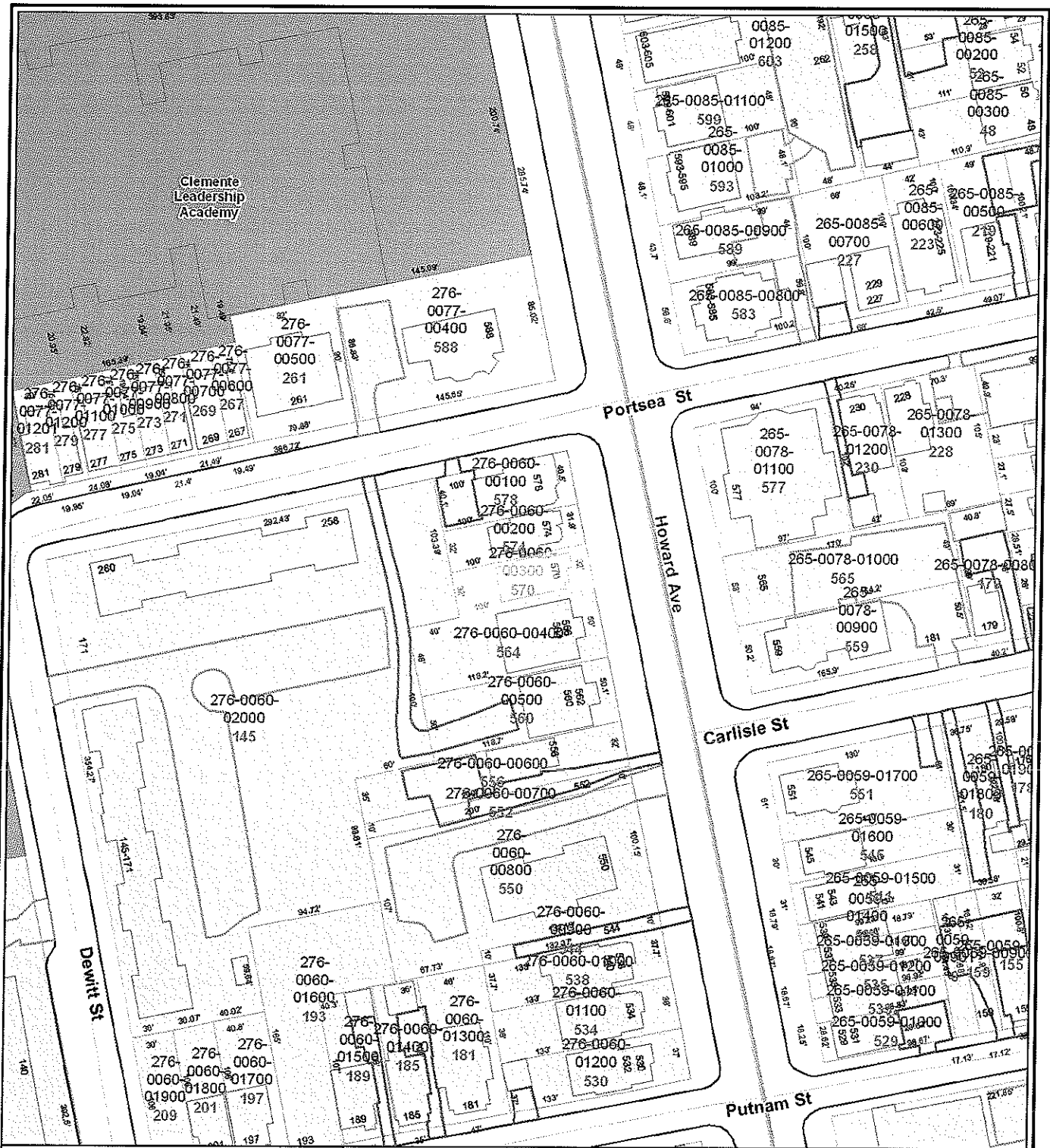
ADVICE

The Commission finds the proposed swap of the properties in the best interest of the city and recommends approval with condition:

1. Rehabilitate as a two-family structure.

ADOPTED: January 19, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director



City of New Haven, Connecticut
John DeStefano Jr., Mayor



- Waterway**
- Lake - Pond
 - River
 - Shoreline
 - Stream
 - Wetland
- Parks**
- Park
 - △ Triangle
 - Golf Course
 - Land Trust Preserves
 - Airport boundary
 - Shoreline
- Schools**
- Administration
 - Food Service
 - Private School
 - Public School
 - Fire Station
 - Police Station
 - PD Headquarters
 - Substation
 - Health Centers
 - Hospital
 - Library

- Railroad**
- Railroad Track
 - Abandoned Railroad Track
 - Airport Runway
 - Parcel Line 2005

570 Howard Avenue

Produced by the
Office of Information Technology
Geographic Data Viewer

This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

Scale: 1" = 100 ft

Created: January 10, 2011

